










Offers Over  
**£260,000**

## 26/4 Glasgow Road

Corstorphine | Edinburgh | EH12 8HL

This charming and spacious top-floor flat, dating back to the 1930s, is nestled in the highly sought-after and well-established residential area of Corstorphine. Renowned for its excellent local amenities, this prime location offers easy access to a variety of shops, cafes, parks, and leisure facilities. Furthermore, the property is ideally situated for commuters, with the City Bypass, M8, M9, and Edinburgh Airport all within easy reach, ensuring seamless connectivity to the city and beyond.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  On Street Parking
-  Private Rear Gardens
-  EPC Rating – D
-  Council Tax Band - D



## Description

Beautifully presented and in true move-in condition, this delightful home benefits from an abundance of natural light and boasts stunning panoramic views of the picturesque Pentland Hills from multiple vantage points. Upon entering the flat, you are greeted by an impressively spacious and welcoming dining hallway, a rare and unique feature that creates a wonderful setting for social gatherings and everyday living. The hallway is illuminated by a skylight, ensuring a bright and airy ambiance, and offers ample storage, including a deep storage cupboard. From here, access is granted to all principal rooms.

The elegant and generously proportioned south-facing sitting room is a highlight of the home, featuring a large window formation that frames breathtaking views of the Pentland Hills. This inviting space provides the perfect retreat to relax and unwind while enjoying the ever-changing landscape beyond. The contemporary

kitchen is both stylish and functional, fitted with an array of modern base and wall-mounted units complemented by coordinating work surfaces and tiled splashbacks. A practical pantry cupboard offers additional storage, enhancing the efficiency of the space. The property boasts three spacious double bedrooms, each providing a comfortable and versatile living environment. Whether used as bedrooms, home office spaces, or hobby rooms, they offer great flexibility to suit individual needs. The modern bathroom is well-appointed with a classic white three-piece suite, including a bathtub with an electric power shower overhead, ensuring both convenience and style. Additional benefits of this fantastic home include efficient gas central heating via a gas fired condensing boiler, double glazing throughout, excellent built-in storage solutions, and a loft hatch providing access to a floored attic, complete with a fitted loft ladder, offering valuable extra storage space.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

Externally, the property enjoys a beautifully maintained, mature private rear garden, predominantly laid to lawn, providing an ideal outdoor retreat for relaxation, gardening, or family activities. Ample on-street parking is available within the vicinity, ensuring convenience for residents and visitors alike.

## Viewing

Please contact Neilsons on 0131 625 2222.







## Location

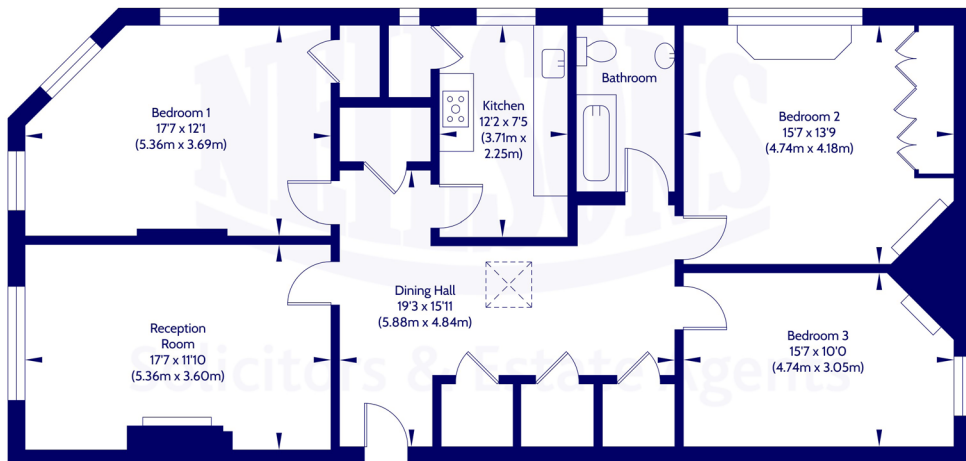
Located in the desirable residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra and Lidl supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 118.96 Sq M / 1280 Sq Ft.

## Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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