










Solicitors & Estate Agents



32/7 South Beechwood

Corstorphine | Edinburgh | EH12 5YR

This attractive top/second floor flat forms part of an established residential area with beautiful leafy communal grounds, close to excellent local amenities and well placed for commuting into the City or the Airport via the tram stop at Balgreen. The property is close to wonderful parks, the Carrick Knowe and Ravelston Golf Clubs and Corstorphine Hill, and would make an ideal purchase for first time buyers, professionals or investors.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band – E

Home Report Value £220,000



Description

In brief the accommodation comprises; secure entrance with well maintained communal stair, welcoming internal hallway with useful storage cupboards, spacious triple aspect reception/dining room with ample space for furniture and a dining table, fitted kitchen with wall and base units, light and airy principal bedroom with mirrored fitted wardrobes, good sized second double bedroom with fitted cupboard and contemporary bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating, double glazing and a partially floored attic providing further storage.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer and washing machine.

Gardens, Parking & Factor

The property benefits from a well maintained communal garden, mostly laid to lawn. The property also benefits from one off-street car parking space and there is further unrestricted on-street parking for residents and visitors alike.

There is an annual charge of approx. £100 to South Beechwood Residents Association for the maintenance of communal gardens/grounds. For the maintenance of the private communal garden and stair cleaning there is a charge of approx. £183 per year.

Viewing

By appointment through Neilsons 0131 625 2222.





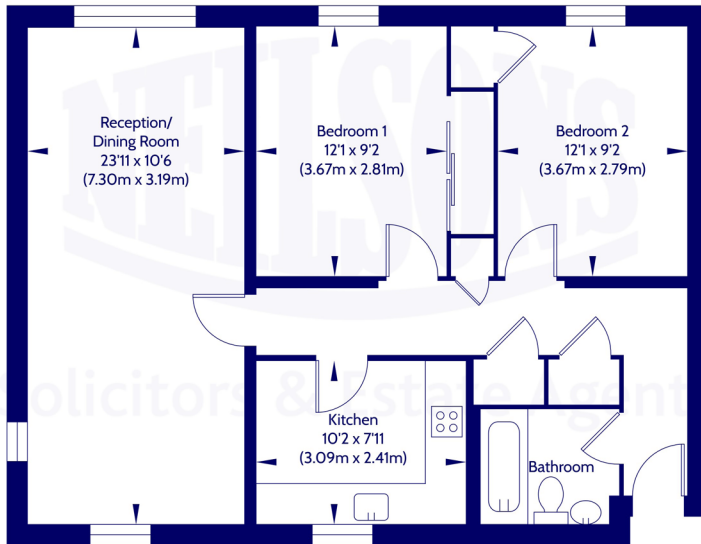
Location

The property is located in the ever-popular district of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra superstore & Lidl Supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park are close by and offer a wider range of high street shops and superstores. 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. 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 70.44 Sq M / 758 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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