



Solicitors & Estate Agents










Offers Over

**£215,000**

## 58 Manse Road

Corstorphine | Edinburgh | EH12 7SS

This charming upper cottage flat is in the heart of the old village of Corstorphine is offered for sale in move in condition, is close to superb amenities and transport links and benefits from a private garden and off street parking.

-  1 Bedroom
-  1 Reception room
-  1 Shower room
-  Private garden
-  Off street parking
-  EPC Rating – C
-  Council Tax Band – C



## Description

Accessed via a vennel leading to an external stair to the rear of the building, the front door opens to a welcoming L shaped hallway with useful built in storage and hatch and Ramsay ladder to a useful floored loft offering excellent storage. The spacious reception room is to the front of the home and has ample space for both living and dining furniture. There is an attractive period fireplace housing a gas living flame fire and a shelved Edinburgh press. The kitchen is also to the front and is fitted with a good range of cream shaker-style wall and base units with integrated oven, hob and cooker hood. The washing machine, fridge and freezer are also included in the sale. There is a generous double bedroom, enjoying a peaceful aspect to the rear of the home with fireplace and cupboard housing the combi boiler. A smart shower room with white suite and vanity storage completes the accommodation. Benefits on offer include sash and case double glazing throughout and gas central heating.



## Extras

The sale includes the kitchen appliances/white goods, fitted floor coverings, curtains, window blinds and light fittings.

## Gardens and Parking

The property benefits from a good sized area of private garden to the rear which is predominantly laid to lawn with mature flower and shrub borders. An additional shared area of garden is paved for ease of maintenance and a private shed belonging to this property is located there and included in the sale. There is also an area of off street parking shared with just one other property. Further free and unrestricted on street parking is also available.

## Viewing

By appointment through Neilsons on 0131 625 2222.







## Location

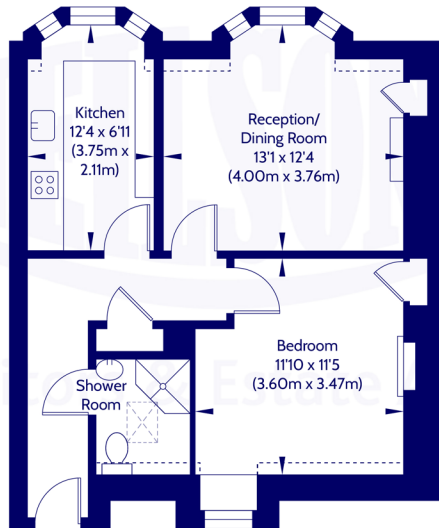
Corstorphine is a well-established and highly desirable district of West Edinburgh, centered around a historic village heart, with convenient transport connections in and out of the city centre. Local shopping is plentiful, ranging from independent shops and everyday services to larger supermarkets, while a short drive brings access to several retail parks and shopping centres. The area is rich in green space with family-friendly parks right on the doorstep, complemented by a range of leisure facilities including a private health club and several prestigious golf courses. Edinburgh Zoo is also close by, adding to the attractions of the neighbourhood. Excellent bus services run within easy walking distance, with the city centre, Edinburgh International Airport and the wider motorway network all easily reached.





Approx. Gross Internal Floor Area 46 Sq M / 493 Sq Ft.

### 1st 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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