



Solicitors & Estate Agents



Offers Over

£335,000

1 Pearce Grove

Corstorphine | Edinburgh | EH12 8SP

This delightful terraced house with private garden grounds and detached garage is quietly positioned within a cul-de-sac setting in the prime residential district of Corstorphine, close to excellent amenities, transport links and reputable schooling.

-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Driveway and Lock up Garage
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The accommodation which is presented to the market in true move in condition would make an ideal purchase for the growing families looking for a fine family home in a sought after location. In brief the subject comprises; welcoming entrance hallway with useful under stair storage, light and airy dual aspect reception/dining room with doors accessing rear garden, stylish modern fitted kitchen with integrated appliances and door accessing rear garden, two well proportioned double bedrooms, family bathroom with three-piece suite and shower over bath, study with staircase leading to the principal bedroom and en-suite bathroom. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of patio and artificial grass with lock up garage currently being used as a summer house/bar, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies a well maintained garden together with a driveway providing off-street parking.

Viewing

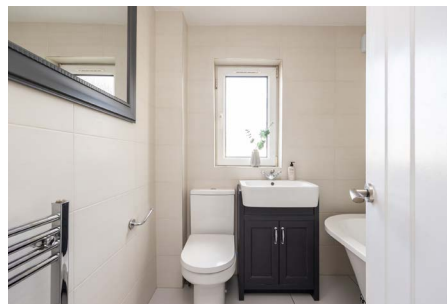
By appointment through Neilsons 0131 625 2222.





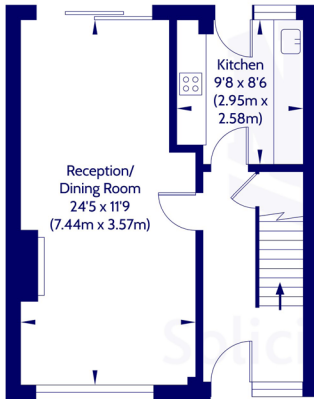
Location

Situated in the much-sought after and high amenity suburb of Corstorphine, the property is within easy walking distance of local shops to provide for day to day needs with a choice of supermarkets including Tesco and Lidl nearby. Corstorphine provides a wealth of local shops and services along with cafes, restaurants and take-aways with the nearby Gyle Centre offering a wider choice of high street stores. Highly regarded local schooling is available from nursery to secondary level and there are a wide range of recreational facilities close at hand including Drum Brae and David Lloyd leisure centres, a choice of parks, Edinburgh Zoo and the wide open spaces of Corstorphine Hill Local Nature Reserve. Regular local bus services provide swift access to the city centre and surrounding areas and by car the City Bypass, Central Motorway Network and Edinburgh International Airport are all within easy reach.

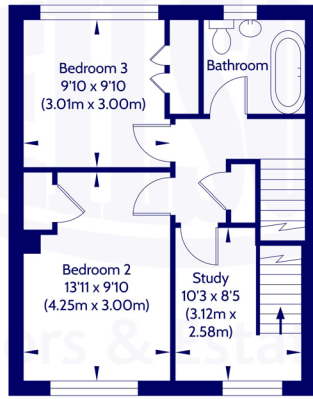




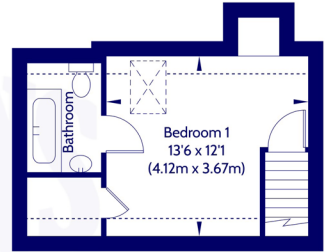
Approx. Gross Internal Floor Area 85 Sq M / 913 Sq Ft.



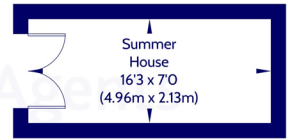
Ground Floor



1st Floor



Attic



Ground 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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