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Offers Over

£235,000

16 Corbieshot

The Jewel | Edinburgh | EH15 3RY

This impressive, beautifully presented extended end-terraced villa is offered to the market in true-move in condition and benefits from a corner plot with private gardens to the front, side and rear together with an allocated parking space.

-  2 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Private Gardens
-  Allocated parking space
-  EPC Rating – C
-  Council Tax Band - D



Description

Forming part of a quiet cul-de-sac setting within an established modern development, the property forms part of the desirable Jewel district of the city, a stone's throw from Asda's Edinburgh Supercentre and just a short drive from the Fort Kinnaird Retail Park and super transport links. This delightful home shall undoubtedly appeal to the professional person/couple or small families and merits internal viewing to be fully appreciated.

Enjoying a light and stylish interior throughout, the accommodation comprises; entrance vestibule and hall with carpeted staircase leading to the upper floor. There is an attractive, dual aspect lounge with adequate space for sofas and additional furniture with door leading to the sizeable modern fitted kitchen with ample wall and base units, complimentary work surfaces incorporating the built-in electric hob with hood above, separate eye level built-in oven and microwave with free standing appliances included in the sale. Patio doors lead to a sunny familyroom/sun room, a delightful addition to this home, currently utilised as a diningroom/home office but offering excellent flexibility. Enjoying a lovely setting over the rear garden with direct access to the paved patio. Upstairs leads to the two good sized double bedrooms, each with its own built in storage with the principal bedroom fitted with mirrored wardrobes. The stylish, recently upgraded bathroom comprises of a white three piece suite with Rainfall dual shower unit over bath, complimented by wet wall paneling and a vanity unit with built-in storage. Further benefits include a gas central heating system with combi boiler (upgraded 2023) and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in electric hob, hood, separate eye level oven and microwave, fridge freezer and washing machine.

Gardens and allocated parking space

There is a small area of private garden located to the front, fully enclosed with chip stones for ease of maintenance with pathway to entrance. The good sized private garden to the side/rear is again fully enclosed with a paved patio and lawn with two garden sheds. An allocated parking space is located within the cul-de-sac.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

The Jewel is a highly desirable residential district, lying to the east of Edinburgh's city centre. Excellent shopping is available in the area including an Asda supercentre literally a stone's throw from the property with Fort Kinnaird Retail Park, offering a large variety of High Street stores and services, all within walking distance or just a short drive away. There is a good choice of schools available at both primary and secondary level, along with a wide and varied selection of pre-school playgroups. A regular bus services operates to and from the City Centre and to most surrounding areas. The City Bypass is within easy reach and ensures easy access to the main motorway networks. There is also a rail service at Newcraighall and Brunstane, which will give a journey time of approximately 5 minutes to Edinburgh City Centre.

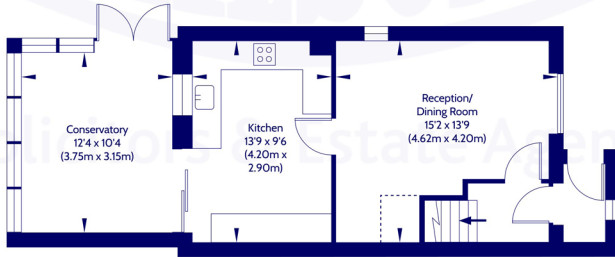




Approx. Gross Internal Floor Area 77 Sq M / 836 Sq Ft.



1st Floor



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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