



Offers Over
£220,000

11 Stuart Wynd

Corstorphine | Edinburgh | EH12 8XU

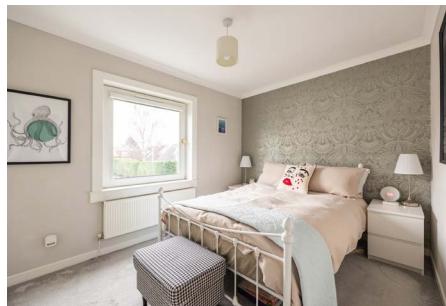
An attractive end-terraced house quietly positioned at the end of a cul-de-sac within an established and leafy development in the highly sought-after Corstorphine area. Close to excellent local amenities and transport links, the property further benefits from private garden ground and parking, ensuring wide market appeal.

- 2 Bedrooms
- 2 Public Rooms
- 1 Bathroom
- Residents Parking
- Enclosed Rear Gardens
- EPC Rating – D
- Council Tax Band - D



Description

Internally, the accommodation comprises an entrance hallway with staircase and a spacious semi open-plan dual-aspect living space. To the front lies a welcoming reception area with modern décor, while to the rear is a dining area and contemporary fitted kitchen featuring an array of wall and base units, integrated appliances and subway tiling to the splashback areas. Glazed double doors from the dining space provide direct access to the garden. There are two well-proportioned double bedrooms, the principal set to the front with built-in wardrobes and the second enjoying a peaceful rear aspect. The fully tiled bathroom is fitted with a three-piece white suite, dual-headed thermostatic shower over the bath and a chrome heated towel rail. Additional storage is available within the attic, accessed via a loft ladder and partially floored.



Extras

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

Gardens & Parking

Externally, the enclosed rear garden includes a patio and lawn, while ample on-street parking is available along with a separate designated residents' parking area.

Viewing

Please contact Neilsons on 0131 625 2222.





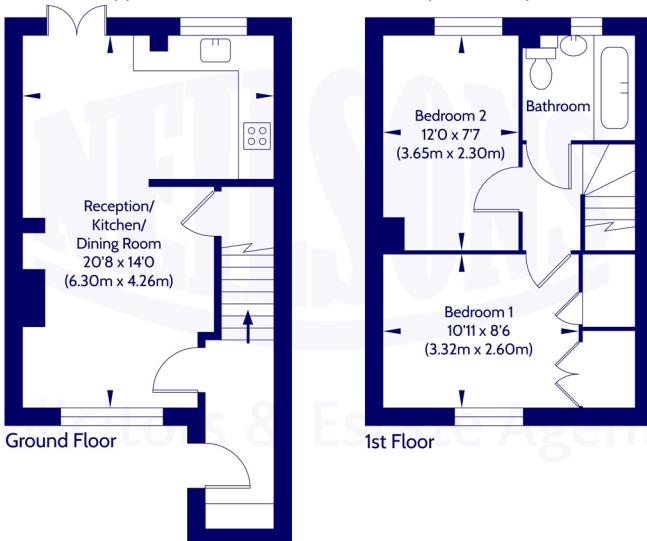
Location

Stuart Wynd is 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 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 to the City Centre and surrounding areas, and 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 56 Sq M / 599 Sq Ft.



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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