



6 Belgrave Gardens, Edinburgh EH12 6NE

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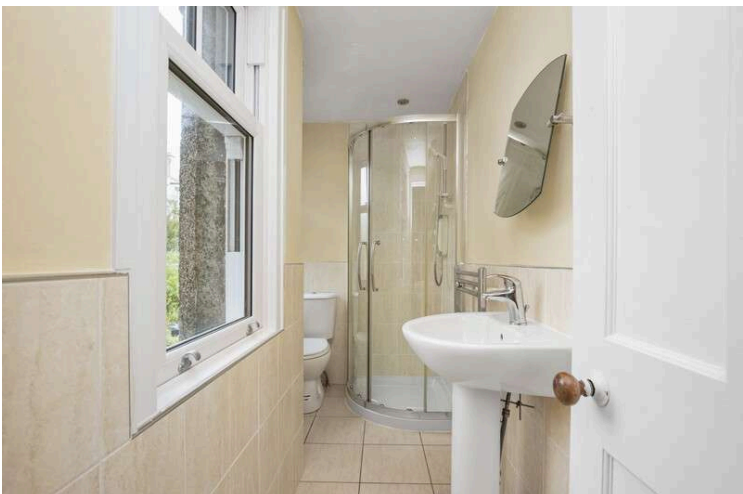




Welcome to Belgrave Gardens, this delightful, traditional, four bedroom semi-detached property offers bright, flexible and spacious accommodation; the property further benefits from a single garage and driveway along with beautiful gardens to the front and to the rear. The property is conveniently located in the prestigious Corstorphine area of Edinburgh close to an abundance of local amenities, schooling and swift transport links. The property is presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Front facing living room complemented by a bay window and feature fireplace.
- Stylish kitchen with underfloor heating, a range of units and pantry style cupboard.
- Dining room and family room located to the rear of the property, wood burning stove, utility off, staircase accesses the home office where the desk and shelving units are included in the sale.
- Downstairs cloaks comprising WC, wash hand basin.
- Staircase to the upper landing, linen cupboard and hatch to access the partially floored attic via a fixed ladder.
- Generously proportioned front facing double bedroom, the bay window boasting lovely open views.
- Rear facing double bedroom.
- Rear facing double bedroom with an en-suite shower room.
- Front facing double bedroom.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating - boiler located in the garage.
- Double glazing with the exception of the stair window.
- Single garage, up and over door, power and light.
- Enclosed gardens to the front and to the rear, summer house included in the sale.





## Location

The popular area of Corstorphine lies within easy reach of the city centre and is renowned for its tree lined streets and green open spaces. There are many excellent amenities close at hand including; excellent shopping facilities, several sports clubs, golf courses at Ravelston and Murrayfield and of course the Murrayfield Stadium and Ice Rink. The area has excellent bus routes into the city centre and Haymarket rail station, the tram link is nearby and also allows for easy access into the city centre and to the airport. There is convenient road access westwards towards the city bypass, Edinburgh International Airport and the motorway links to the North, South and West.

## Extras

Included in the sale are the integrated kitchen appliances, fixtures & fittings and all fitted blinds.

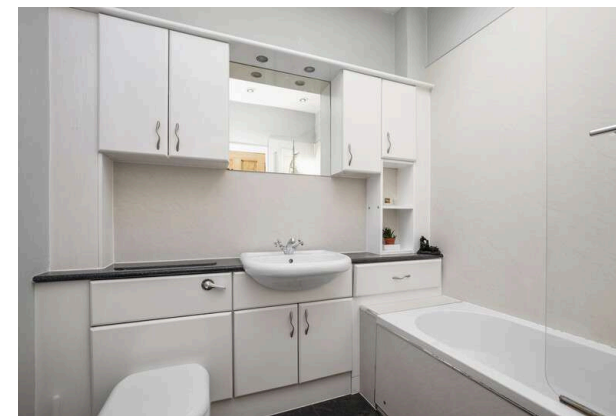
## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.  
Plan produced using PlanUp.



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

