



11 Glebe Grove, Edinburgh, EH12 7SH

 3  1  2 EPC D



Welcome

A fabulous opportunity to purchase this rarely available extended semi-detached property retaining many period features boasting three bedrooms along with two public rooms, gardens to the front and rear. The property has been recently refurbished with a new kitchen and bathroom installed as well as new flooring throughout and makes an ideal family home. The property is ideally located in the sought-after Corstorphine area of the City close to an abundance of local amenities along with an excellent public transport service to and from the City centre. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance vestibule with useful storage.
- Front facing living room complemented by a bay window, fireplace and shelved press.
- Newly fitted kitchen with Belfast sink, oven and induction hob, door accesses the rear garden.
- Pleasant dining room rear facing.
- Downstairs cloaks comprising WC and wash hand basin.
- Staircase to the upper level with attic storage accessed by a Ramsay ladder.
- Front facing generously proportioned double bedroom with original fireplace and shelved press.
- Double bedroom rear facing with shelved press and original fireplace.
- Third bedroom front facing cupboard housing the boiler.
- Newly fitted bathroom comprising WC, wash hand basin and bath.
- Mixed glazing.
- Gas central heating.
- Rear enclosed garden with side access, gardens to the front.
- On street parking.





Corstorphine

Corstorphine is a sought-after area which lies to the west of the city centre and has a good range of local shopping facilities, bars, restaurants and many excellent amenities close at hand including several sports clubs, golf courses at Ravelston and Murrayfield, and of course the Murrayfield Stadium and Edinburgh Zoo. The area has excellent transport links providing easy access to the city centre, Haymarket rail station and Edinburgh airport. There is convenient road access westwards towards the city bypass and the motorway links to the North, South and West. Good schooling is available in both the public and private sectors.

Extras

The kitchen appliances and fitted floor coverings are included.

Get in touch

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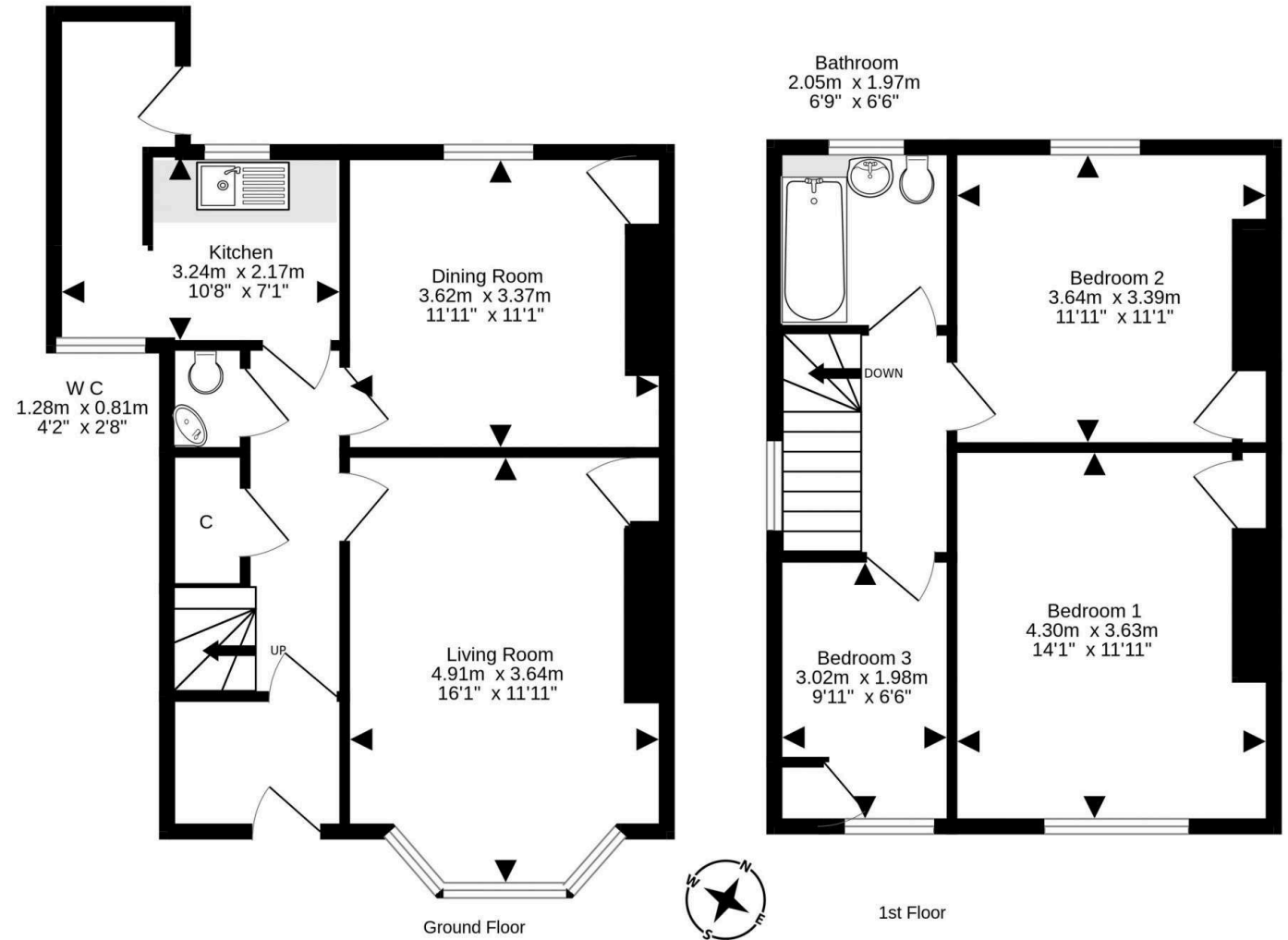
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and 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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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