



3 Corbiehill Terrace, Edinburgh

In Excess of £345,000



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Edinburgh, Edinburgh

Carol Lawton and RE/MAX Estates Linlithgow are delighted to present this stunning walk in condition property in the Davidson's Mains in northwest Edinburgh.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Lounge

16' 10" x 11' 10" (5.12m x 3.60m)

A lovely, bright and spacious lounge, enhanced by large front-facing windows that flood the room with natural light. Finished with carpet flooring, a radiator, and stylish spotlights set into the ceiling, the space feels both modern and welcoming. The generous proportions offer plenty of room for free-standing furniture, making it a perfect setting for relaxing or entertaining.

Kitchen/Diner

11' 5" x 11' 9" (3.48m x 3.58m)

A stylish kitchen/diner with a rear-facing window, finished with laminate flooring and ceiling spotlights for a modern touch. The space features splashback wall tiles, a stainless steel sink with drainer and mixer tap, and a striking feature hanging light above the dining area. Offering ample room for a table and chairs, the kitchen is well-equipped with an integrated fridge and freezer, integrated washing machine, gas hob with extractor fan, and generous storage throughout.

Cloakroom Wc

7' 4" x 3' 7" (2.24m x 1.09m)

A handy WC featuring tiled flooring and stylish splashback wall tiles. The space is fitted with a modern floating sink with mixer tap, WC, and a heated chrome towel rail. Spotlights to the ceiling complete the contemporary finish.

provides natural light and privacy.





Bedroom 1

11' 11" x 11' 4" (3.62m x 3.46m)

A generously sized primary bedroom with a rear-facing window offering pleasant views. Finished with carpet flooring, a central ceiling light, and a radiator, this room provides a comfortable setting with ample space for free-standing furniture.

Bedroom 2

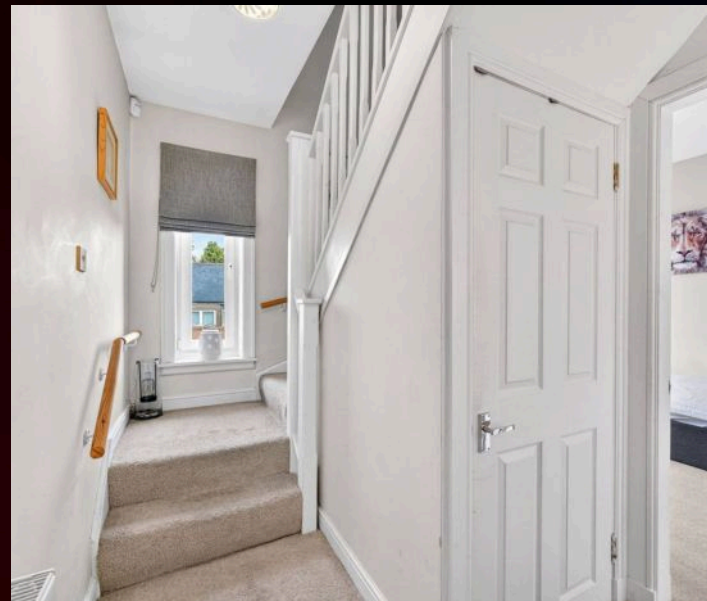
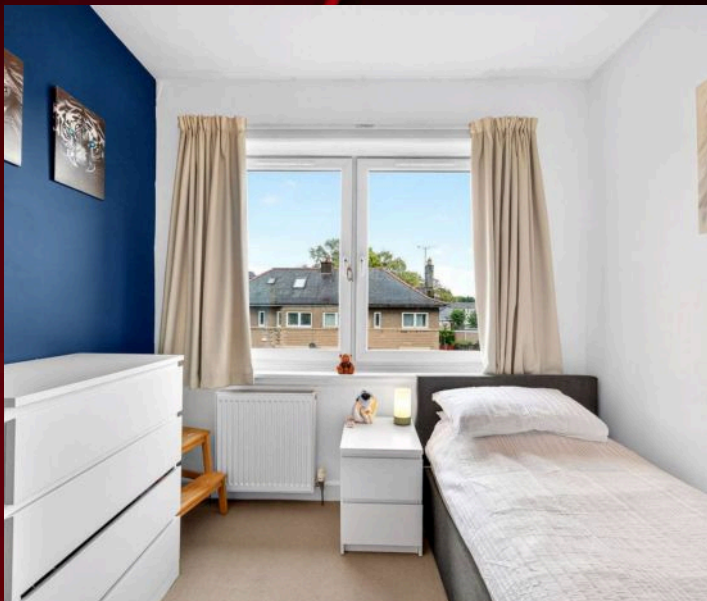
11' 3" x 8' 11" (3.44m x 2.73m)

An excellent-sized double bedroom with a front-facing window that allows plenty of natural light. The room is finished with carpet flooring, a central light fitting, and offers generous space for free-standing furniture.

Stairs & Landing

Carpeted stairs with a side window allow natural light to flow through the space, providing access to Bedrooms 1 and 2, the lounge, kitchen, and WC. A good-sized storage cupboard offers additional practicality. The staircase leads up to the upper level where you will find the family bathroom and Bedroom 3. The area is complete with a radiator and central lighting.

provides natural light and privacy.





Second Sitting Room

11' 8" x 9' 1" (3.56m x 2.77m)

This versatile second reception room could easily serve as a fourth bedroom. With Velux windows fills the space with natural light, while the carpet flooring and radiator provide comfort all year round. The room also benefits from generous built-in storage cupboards and still offers plenty of space for free-standing furniture.

Bedroom 3

16' 6" x 9' 9" (5.04m x 2.96m)

A good-sized third bedroom, brightened by Velux windows that brings in plenty of natural light. Finished with carpet flooring, a radiator, and central spot lighting, this room also provides ample space for free-standing furniture.

Bathroom

A modern four-piece family bathroom, beautifully finished with both style and practicality in mind. The suite comprises a bath with contemporary mixer tap, a walk-in shower cubicle with mains rain-head shower and sliding glass door, a vanity sink unit with mixer tap, and a WC. Further features include a chrome heated towel rail, laminate flooring, centre ceiling spotlights, splashback tiling, and sleek wet-wall finishings. The bathroom also benefits from underfloor heating, while a rear opaque window provides natural light and privacy.





REAR GARDEN

The property boasts a generously sized rear garden designed for low maintenance, featuring a spacious artificial lawn area, a large decking space perfectly positioned to catch the sun, and a charming patio for relaxing or entertaining. A decorative border adds character, while a wooden shed—gifted by the owners—offers practical storage. Paved access leads conveniently up to the rear door. Fully enclosed, the garden enjoys a private and tranquil feel, making it an ideal outdoor retreat.

DRIVEWAY

2 Parking Spaces

The property offers excellent off-road parking with a low-maintenance paved and chipped driveway.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	78
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	72	80
England, Scotland & Wales	EU Directive 2002/91/EC	



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