





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



3/6 Manse Street
Edinburgh, EH12 7TR

Hall with excellent storage
Spacious living room with south facing views
Large kitchen/dining room
Double bedroom with views towards Pentland Hills
Family bathroom
Well-kept shared rear garden area
Gas central heating
Double glazing

EPC: D
Council tax band: C

Flat 3/6 Manse Street, Corstorphine is a spaciouly presented and particularly attractive top floor one bedroom flat forming part of a traditional stone built tenement building. This most delightful property has been very well maintained and affords spacious, well-proportioned accommodation ideal for those seeking a lovely home in a quiet residential area. The property also offers a great opportunity as a buy-to-let as it is well placed for ease of access to all the main routes in and out of the city.

The property affords generous and well-proportioned accommodation which has all the comforts of modern living yet within a traditional setting. Full gas central heating and double glazing has been installed and ensures a comfortable and ambient living environment. The accommodation comprises: Shared entrance stair, hall with excellent storage facilities, spacious south facing sitting room with lovely open views and a traditional fireplace with decorative tiled inset, cast iron grate and tiled hearth, small box room/storage, modern fitted kitchen with base and wall mounted units incorporating an electric hob, oven and hood, lovely open views to the rear and spacious dining area with ample room dining table and chairs, charming double bedroom with traditional corner fireplace and south facing window with views towards the Pentland Hills and a traditional family bathroom with three piece white suite. To the rear of the building there is a well-kept shared rear garden area.

Manse Street is quietly located in the Corstorphine area of west Edinburgh and is well placed for a selection of excellent local amenities which are available on St Johns Road where there is a good variety of everyday shops, a bank, a post office and a number of coffee shops and restaurants. The Gyle Shopping Centre is close by and only a short drive away and offers a wider range of high street retail stores including Marks and Spencers, Morrisons and a large Boots the Chemist. Located on Meadow Place Road there is also a large Tesco store and regular public transport services operate to and from the city centre and to surrounding areas. The Edinburgh's city by-pass is within easy reach offering ease of access to both East and West Lothian and Edinburgh Airport. The Queensferry Crossing is within easy reach and provides access to Fife and beyond. Corstorphine is also well known for its lovely parks which include St Margarets Park which also has tennis courts and Corstorphine Hill nature reserve is also within easy walking distance.







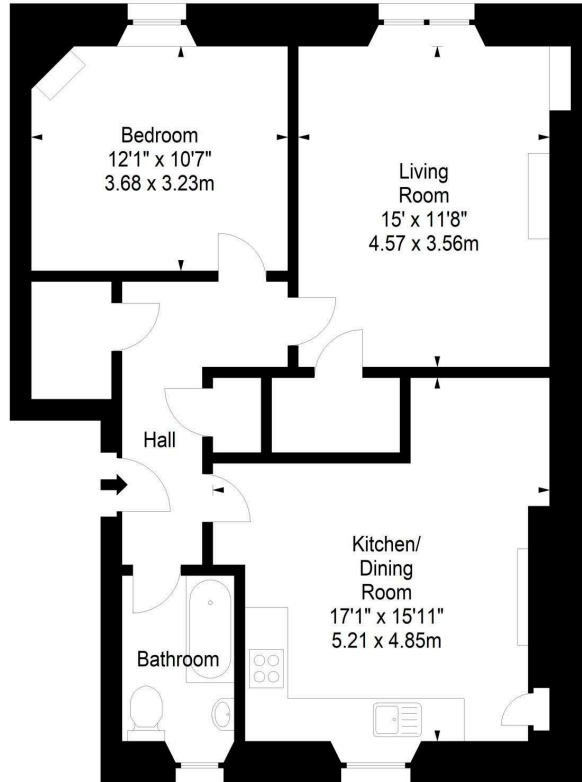




Manse Street, EH12 7TR



Approx. Gross Internal Area
734 Sq Ft - 68.19 Sq M
For identification only. Not to scale.
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Second Floor

Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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