



*SEMI DETACHED 3 BED HOME  
IN CORSTORPHINE*



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# THE PROPERTY

Nestled in a tranquil neighbourhood, McEwan Fraser Legal is pleased to present this delightful semi-detached villa, offering an outstanding opportunity for those in search of a family home with endless potential for personalisation. Situated within an attractive landscaped courtyard development, with a charming leafy backdrop, this residence seamlessly combines comfort, convenience, and character.



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Upon entering, a welcoming porch sets the tone for the cosy atmosphere that pervades the home. Stepping into the spacious open-plan living room, you're greeted with ample space and natural light, complemented by a picturesque window, creating an inviting environment for relaxation and entertainment.

A feature staircase divides the living area from the open-plan kitchen/dining room, leading effortlessly to a sunlit conservatory accessible through patio doors. The well-equipped kitchen is designed with practicality in mind, offering generous storage solutions.



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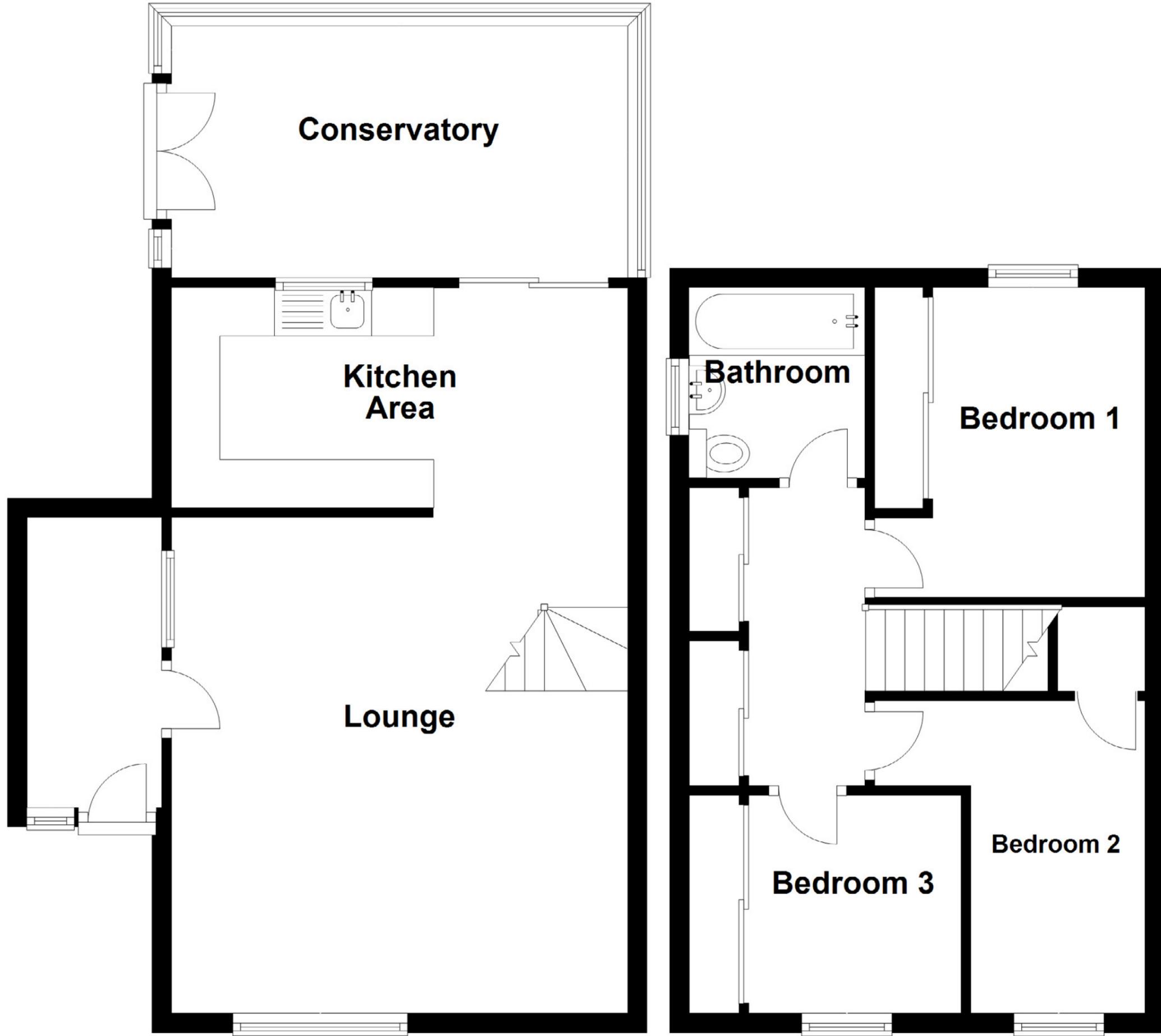


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Ascending to the upper floor reveals three spacious bedrooms, two featuring mirrored wardrobes, alongside the family bathroom complete with a white suite and shower.

For those in need of additional space, the carpeted and decorated attic space presents boundless possibilities, whether utilised as a home office, hobby room, or additional storage area. Accessible via a pull-down Ramsay ladder, it offers convenience without compromising on style or functionality.



Approximate Dimensions  
(Taken from the widest point)

Lounge	5.10m (16'9") x 4.70m (15'5")
Kitchen Area	4.70m (15'5") x 2.27m (7'5")
Conservatory	4.70m (15'5") x 2.59m (8'6")
Bedroom 1	3.19m (10'6") x 2.79m (9'2")
Bedroom 2	3.21m (10'7") x 2.79m (9'2")
Bedroom 3	2.24m (7'4") x 2.19m (7'2")
Bathroom	1.96m (6'5") x 1.81m (5'11")

Gross internal floor area (m<sup>2</sup>): 72m<sup>2</sup>  
EPC Rating: C



Externally, the property boasts private front and rear gardens, providing tranquil outdoor retreats for leisure and recreation. Completing the ensemble is a secure lock-up garage and ample visitor parking throughout the development.

Additional features include gas central heating and double glazing, ensuring year-round comfort and energy efficiency. Positioned in a sought-after residential area, this exceptional property offers proximity to excellent amenities, schools, and transport links.

Early viewing is recommended to fully appreciate the potential this property has to offer.

# THE LOCATION

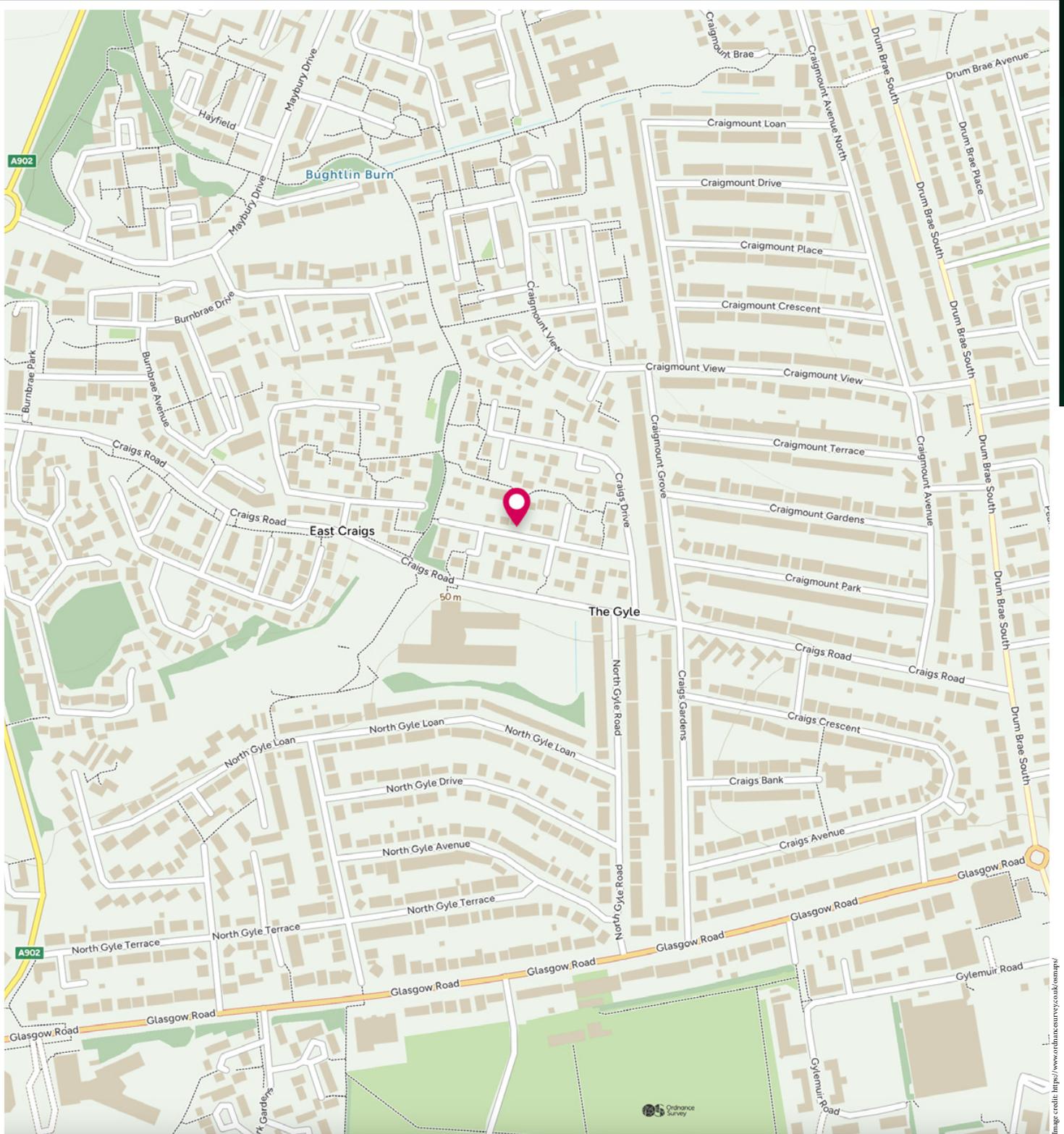
This property is situated in the Corstorphine district of Edinburgh, ideally placed for local shopping, transport, educational and recreational facilities.



Local shopping can be found close by at the Gyle Shopping Centre with its major High Street outlets namely Marks & Spencers and Morrisons.

There is an excellent bus services a few minutes from the property which will take you east into the city centre and beyond or heading west to Edinburgh Airport and the outskirts, there is also South Gyle train station which is within easy walking distance of the property. The Edinburgh city bypass is within minutes' drive from the property and provides access to a number of areas within the city and to East Lothian and the A1.

The property is also ideally placed for easy access to the M8 and M9 motorway networks. Local state and private schools are also a short distance from the property as are a wide range of recreational facilities.



# McEwan Fraser Legal

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