

KILGOUR

PROPERTY



22 Fox Covert Avenue, Edinburgh, EH12 6UQ





- Lounge
- Dining Room
- Separate Kitchen
- 3 Bedrooms
- Wet Room
- Gas Central Heating
- Double Glazing
- Private Gardens
- Driveway
- Garage
- Council Tax – Band E
- EPC – Band E

Viewing by appointment through selling agent on 0131 273 5233

Description

An excellent opportunity to purchase this spacious semi detached family home located in a highly sought after residential location close to local amenities and schools and very well placed for commuting.

The property will require upgrading and modernisation throughout but offer wonderful potential.

There is gas central heating & double glazing and externally there are very well maintained private gardens to the front and rear. Lastly there is a driveway leading to a garage for secure off street parking.

Location

The popular residential area of Corstorphine is located three miles west of Edinburgh City Centre. Good local shopping amenities can be found in the nearby area, including the impressive Gyle Shopping Centre, which hosts a Morrisons supermarket. Local shopping is also available at a large Tesco Extra on Meadow Place Road. For sport and recreation, residents have the fantastic Drum Brae Leisure Centre, which boasts a swimming pool, a gym and fitness studios, practically on their doorstep. Murrayfield Stadium and Murrayfield Ice Rink are both a short drive away. There is also a choice of prestigious golf clubs in nearby Barnton. Cramond, just north of Clermiston, promises relaxing strolls along the beach and promenade towards Granton, or scenic walks along the River Almond. Locally, Corstorphine Hill offers pleasant woodland walks, whilst Edinburgh Zoo provides an informative day out filled with wild animals. Commuters enjoy excellent links to Edinburgh City Bypass and the motorway network, as well as frequent train and tram services from Edinburgh Gateway. Edinburgh International Airport is also just a short distance away.

2



3



1



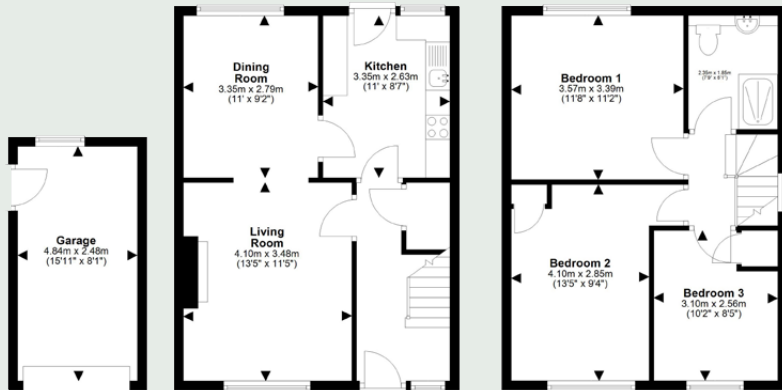
E

A
B
C
EPC BAND

E



COUNCIL TAX BAND



Ground Floor

First Floor

Lounge	13'5 x 11'5	4.10 x 3.48m
Dining Room	11'0 x 9'2	3.35 x 2.79m
Kitchen	11'0 x 8'7	3.35 x 2.63m
Bedroom 1	11'8 x 11'2	3.57 x 3.39m
Bedroom 2	13'5 x 9'4	4.10 x 2.85m
Bedroom 3	10'2 x 8'5	3.10 x 2.56m
Bathroom	7'9 x 6'1	2.37 x 1.85m







KILGOUR
PROPERTY

95 Clerk Street, Loanhead,
Midlothian EH20 9RE
enquiries@kilgourproperty.co.uk
0131 273 5233

kilgourproperty.co.uk

rightmove

ZOOPLA

OnTheMarket.com

PrimeLocation

