



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

4/7 Corstorphine High Street

Edinburgh EH12 7ST

# 4/7 Corstorphine High Street

Immaculately presented one bedroom, first floor flat with modern kitchen and bathroom in the very desirable area of Corstorphine. This flat sits within a quiet picturesque street with parks, eateries and local shops close by, as well as excellent transport links. Internally the property benefits from all of the rooms facing south creating a lovely and bright home.

Upon entering the flat you are welcomed into a bright hallway with a good sized storage cupboard. The living room is a well-appointed space, perfect for relaxing, with a small study area. The kitchen has been designed to utilise all the space and includes washing machine, oven, extractor fan and large fridge/freezer. Completing the property is the sleek bathroom, has been beautifully tiled, with shower over bath and storage space. To the rear of the property is a well-maintained shared garden and to the front is free on street parking.

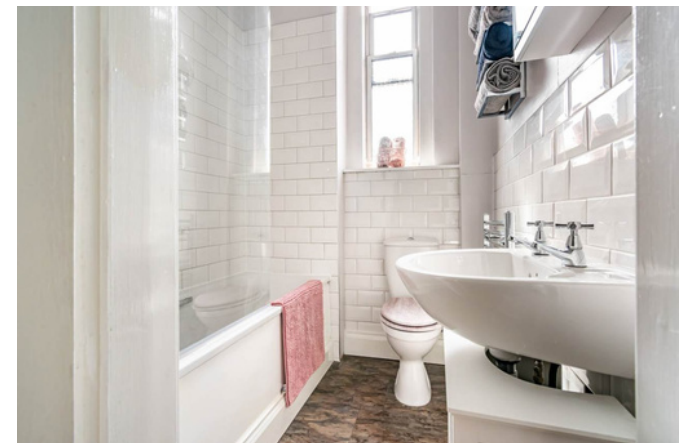
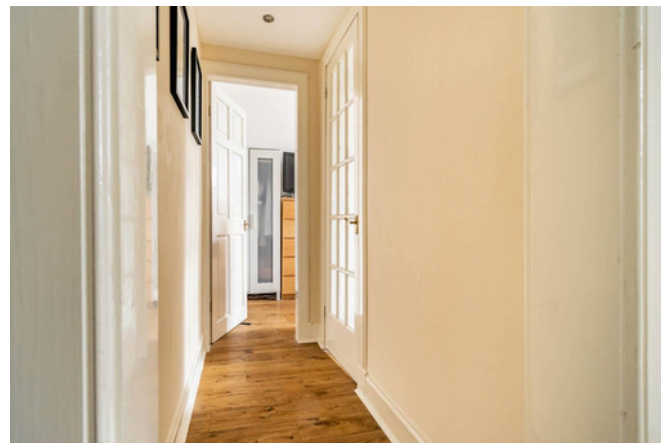
## Property Summary

- Set in desirable Corstorphine, close to park
- First floor traditional flat
- Entrance hall with cupboard
- Lounge
- Modern fitted kitchen
- Double bedroom
- Stylish bathroom with shower-over-bath
- Shared gardens
- Gas central heating & double glazing
- EPC Rating - C | Council Tax Band - B





Bright south-facing flat, on a quiet picturesque street, close to parks, eateries & local shops



Let us help you find your next  
**dream property!**



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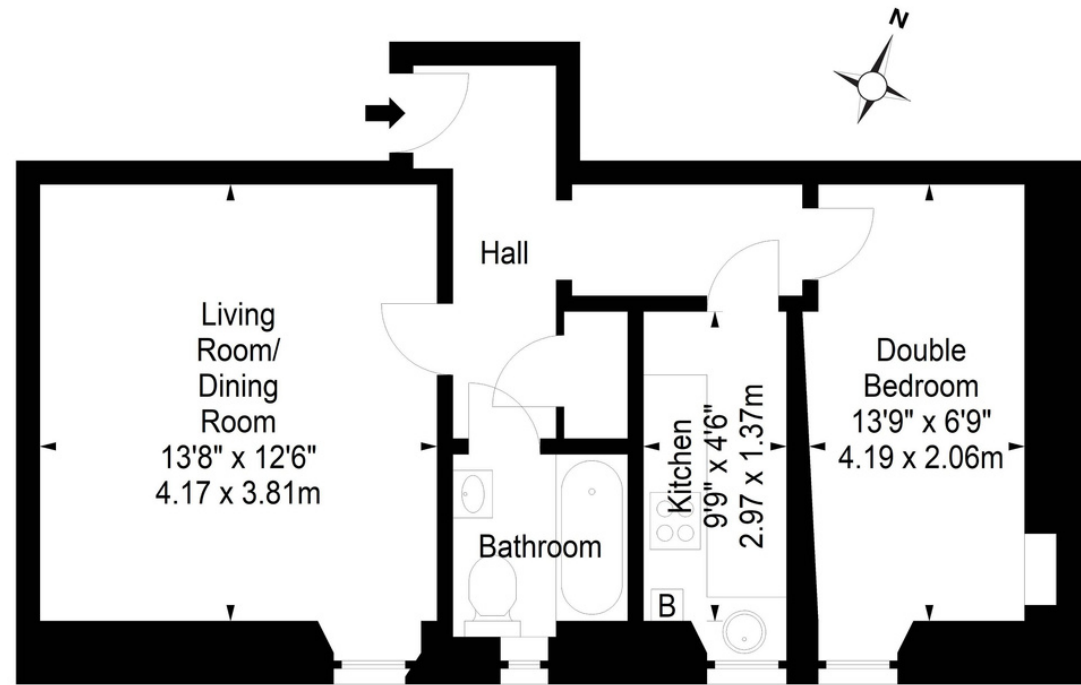
**CHARTERED FIRM**

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Approx. Gross Internal Area  
460 Sq Ft - 42.73 Sq M  
For identification only. Not to scale.

**Corstorphine High Street,  
Edinburgh, EH12 7ST**



First Floor



## Location

Corstorphine, nestled to the west of Edinburgh's city center, offers a charming blend of historic allure and modern amenities. Its picturesque streets are lined with quaint shops, cafes, and traditional pubs, inviting residents and visitors alike to explore its vibrant atmosphere. The center piece of Corstorphine is undoubtedly the majestic Corstorphine Hill, providing stunning panoramic views of the city and beyond. Nature enthusiasts will revel in its lush greenery and tranquil walking trails. History buffs will appreciate landmarks such as Corstorphine Parish Church, with its distinctive spire piercing the skyline, and the intriguing Corstorphine Dovecot, a relic of the area's past. With excellent transport links to the city center and Edinburgh Airport nearby, Corstorphine offers the perfect balance of suburban tranquility and urban convenience.