



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**46/2 The Paddockholm**

Corstorphine, Edinburgh, EH12 7XP



# 46/2 The Paddockholm

This rarely available double upper flat is quietly situated in a pleasant modern development in the popular district of Corstorphine, close to a host of excellent amenities and transport links. The property is surrounded by mature and well-tended communal gardens and benefits from residents parking, double glazing, and gas central heating. It's bound to appeal to a variety of purchasers, including professionals, couples or rental investors and viewing is highly recommended.

Accessed via well-maintained communal stairwell that is shared with only one other resident, the property's accommodation set over two floors, accessed from the first floor, the accommodation comprises of entrance hallway with built-in storage, bright and spacious dual-aspect lounge with stylish semi-open plan dining kitchen off.

## Property Summary

- Double upper flat within modern development
- Well-maintained communal stair shared with only one other resident
- Entrance hallway with storage
- Spacious dual-aspect lounge
- Fitted kitchen semi-open plan to lounge
- Upper landing with storage and hatch to partially floored attic
- Two double bedrooms – one with built-in wardrobes
- Stylish family bathroom with three-piece suite and shower over the bath
- Gas central heating and double glazing
- Communal gardens within the development
- Ample residents parking
- EPC – D | Council Tax – D
- Home Report Value £220,000









Fitted kitchen semi-open  
plan to lounge, upper  
landing with storage,  
two double bedrooms and  
a stylish family bathroom









From the staircase leading to the upper landing at the second/ top level, there is additional built-in storage and access to the partially floored attic via the hatch. Both double bedrooms are good-sized, with the principal bedroom having built-in wardrobes and a contemporary family bathroom with three-piece suite and shower over the bath.

The property benefits from gas central heating and double glazing, as well as well-maintained communal gardens and ample residents parking available. There is also an EV charging point available externally with this property's sale.

Extras: to include all fitted carpets and fitted floor coverings, light fixtures and fittings and appliances. Please note, no warranties or guarantees will be provided as to the working order to the appliances.





## Corstorphine, Edinburgh

The property is situated within the sought after Corstorphine area of the city, lying to the west of the city centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a 24hour Tesco's supermarket. The Gyle Shopping Centre which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencers and Morrisons, to name only a few. The city centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses and within easy reach together with Drum Brae and David Lloyd Leisure Centres. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Forth Road Bridge and Edinburgh's International Airport.



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**dream property!**



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property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

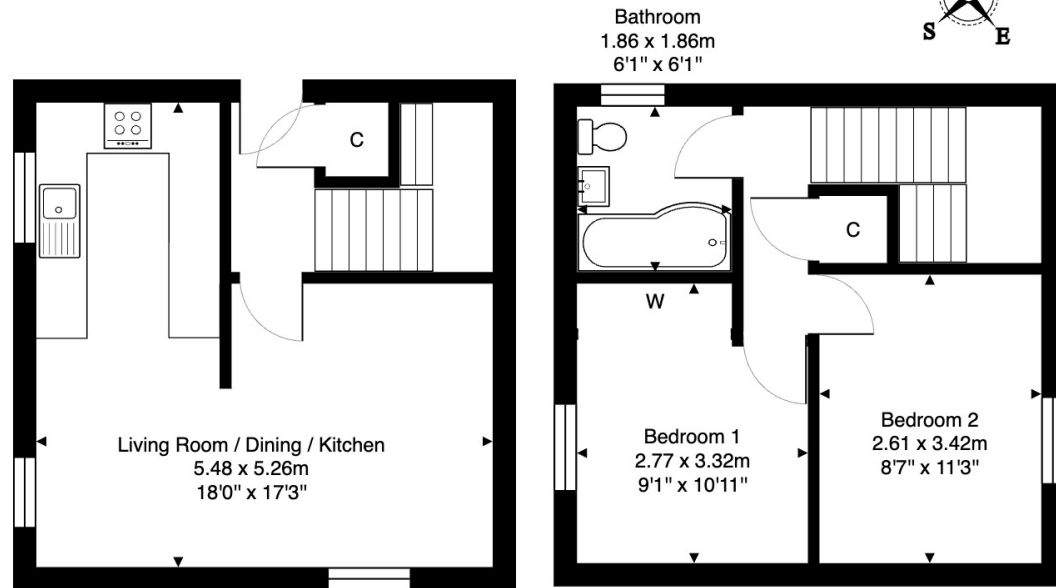
Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP

**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.

**46/2 The Paddockholm, Edinburgh, EH12 7XP**



**First Floor**

**Second Floor**

**Total Area: 61.1 m<sup>2</sup> ... 658 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.