



55 Manse Road
CORSTORPHINE | EDINBURGH | EH12 7SR


warners
solicitors & estate agents



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A superb opportunity has arisen to acquire a freshly presented two bed lower villa flat with private front and rear gardens, located in a particularly sought after residential street, with St Margaret's Park at one end and the bustling, high amenity St John's Road at the other.

Early viewing is essential to appreciate this most appealing home, offering a spacious interior boasting a freshly decorated interior with new carpeting laid just prior to marketing, ensuring the property is ready to move into. The bright public room benefits from lots of natural light through two west facing windows and has a electric stove as a focal point. There's plenty of space here for both relaxation and dining. Additional accommodation includes two double sized bedrooms, a kitchen fitted with white gloss units and bathroom with over-bath electric shower. The property has a sunny private garden to front, well screened by hedging, and a further private garden to the rear which has been laid to lawn.

- Twin window living/dining room with wood burning stove
- Fitted kitchen
- Two double bedrooms
- Bathroom with electric shower
- Entrance hallway
- Gas central heating
- Double glazing
- Private gardens front and rear
- On-street parking
- Excellent local amenities close at hand
- Ideal first time buy or downsize home

EPC Ratng C.

Extras include the fridge, washing machine, microwave and dishwasher.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

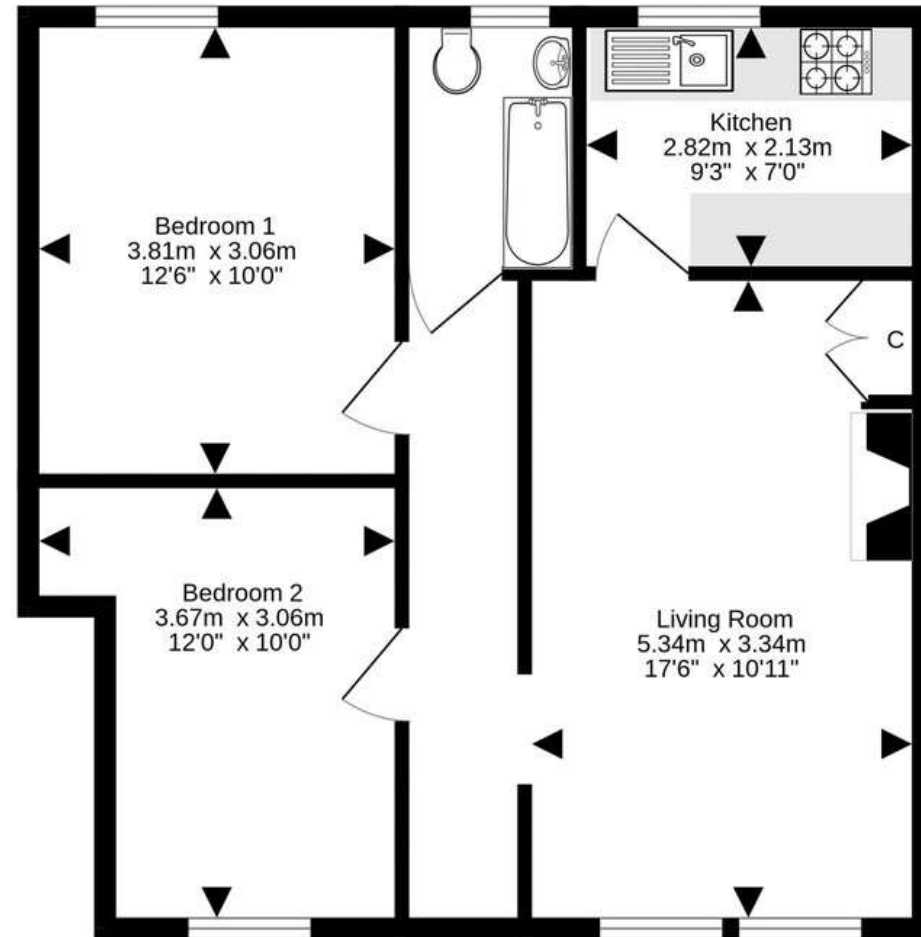


Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. St Margaret's Park with its tennis courts is just at the end of the road and Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a short drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.





Bathroom
2.10m x 1.45m
6'11" x 4'9"



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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