



50 Corstorphine High Street  
CORSTORPHINE | EDINBURGH | EH12 7SY

  
**warners**  
solicitors & estate agents





## 50 Corstorphine High Street

CORSTORPHINE | EDINBURGH | EH12 7SY

Beautifully presented and bright main door upper villa which forms part of a traditional building and is situated within the sought after residential area of Corstorphine, close to excellent amenities and within easy reach of the City Centre. The accommodation is accessed via the rear of the property, benefits from private off-street parking, and comprises; entrance vestibule, hallway with storage cupboard and access hatch to loft, light and airy south facing open plan living/dining/modern fitted kitchen which falls naturally into seating and dining areas with pleasant outlook over St Margaret's Park, main double bedroom quietly situated to the rear, further double bedroom/office to the front, and the modern shower room completes the accommodation with a dual headed mains shower and vanity sink unit. The property further benefits from gas central heating and double glazing throughout.

- Bright main door upper flat
- Open plan living/dining/kitchen
- Two good sized double bedrooms
- Modern shower room with dual headed mains shower
- Good storage options including attic with Ramsay ladder access
- Gas central heating and double glazing
- Two parking spaces on private garden grounds
- Common garden grounds

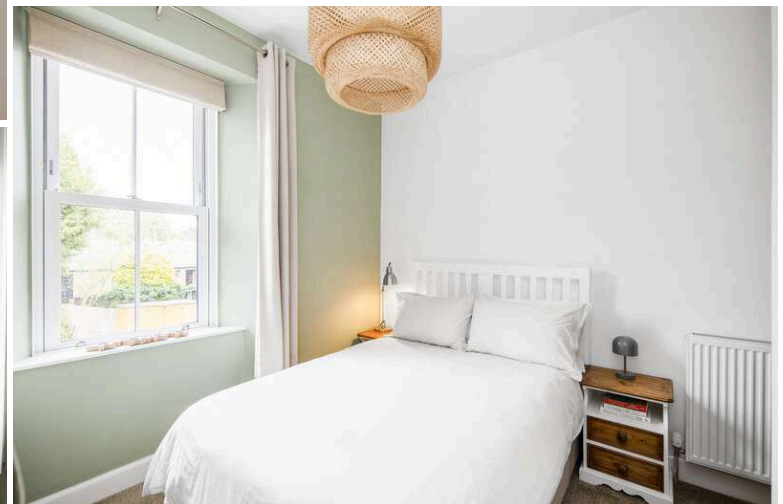
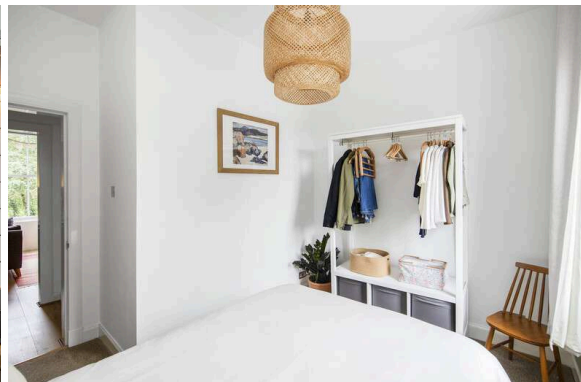
All curtains, integrated kitchen appliances (fridge freezer, oven, induction hob, washing machine), and the garden shed, will be included in the sale .

EPC Rating C.

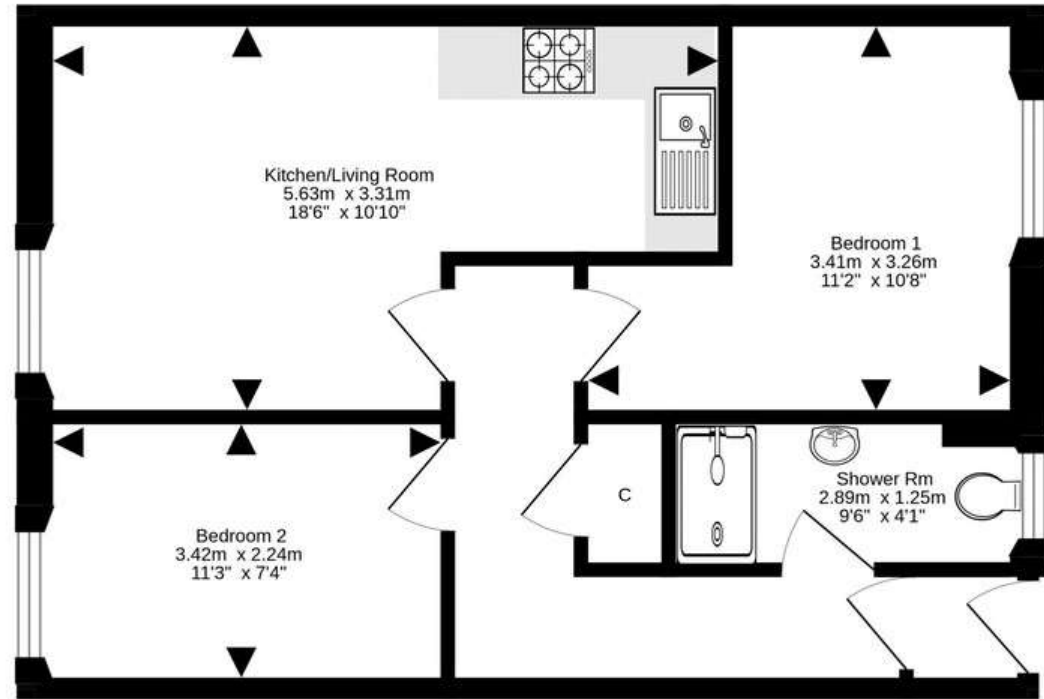
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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. The property is also within walking distance of Edinburgh Zoo. 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 10-minute 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.







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. Made with Metropix ©2024

