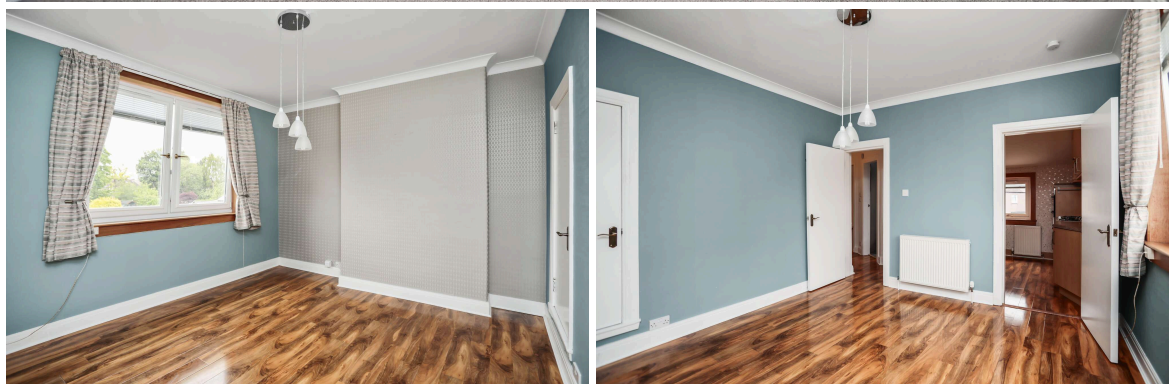




14 Lampacre Road
CORSTORPHINE | EDINBURGH | EH12 7HX


warners
solicitors & estate agents



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Spacious three-bedroom double upper flat boasting well-maintained garden grounds to the side and rear, situated in the highly sought-after residential area of Corstorphine to the west of Edinburgh's city centre.

The living room is of an excellent size and the room is flooded with plenty of natural light. The dining room is also of a good size, and off this lies the separate kitchen which offers a good amount of integral cupboard storage. The principal bedroom is particularly spacious and boasts built-in wardrobe storage.

The two further bedrooms are both well-sized with either room having the potential to be used as a home office, play room or gym giving the property a high degree of flexibility.

Conveniently located to offer easy access to outstanding public transport links, early viewing is highly recommended.

- Three-bedroom double upper flat
- Highly popular location
- Living room
- Dining room
- Kitchen
- Shower room
- Gas central heating
- Double glazing
- Garden grounds to side and rear
- Garage

Energy Rating D, Council Tax Band D.

All fixtures, fittings, curtains and appliances will be included in the sale.

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. 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.

