



ST. JOHN'S ROAD

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Bright and well presented first floor flat offering flexible accommodation to three bedrooms and forming part of a traditional tenement. Located in heart of the popular suburb of Corstorphine this lovely property will appeal to a number of buyers. An entrance vestibule to hallway welcomes you to the property with storage and a handy wc. The living/dining room boasts a wide bay window allowing for an abundance of natural light. The modern dining kitchen is fitted with ample floor and wall units with integrated, and space for, appliances, and boasts a utility and pantry cupboard, and pleasant rooftop views to the rear. All three bedrooms are comfortable doubles, two to the front and one to the rear and the accommodation is completed by the spacious bathroom with separate bath, mains shower cubicle and vanity sink unit. The property benefits from gas central heating and double glazing (excepting the utility window) and externally, on street parking in surrounding streets.

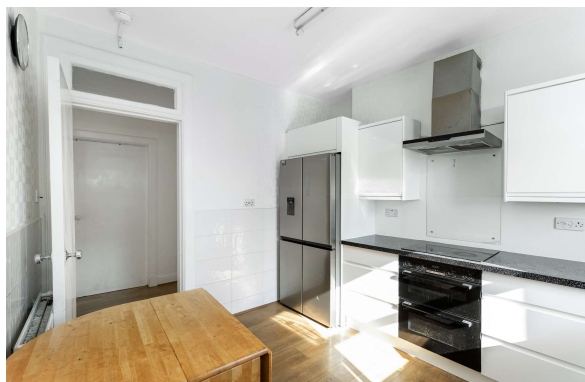
- Welcoming hallway with storage and wc
- Flexible layout
- Bright bay windowed living /dining room
- Well appointed modern fitted kitchen with utility cupboard and pantry
- Three generous double bedrooms
- Contemporary bathroom with separate shower cubicle
- Gas central heating
- Double glazing (excepting utility window)
- Security entry phone system
- On street parking in surrounding streets

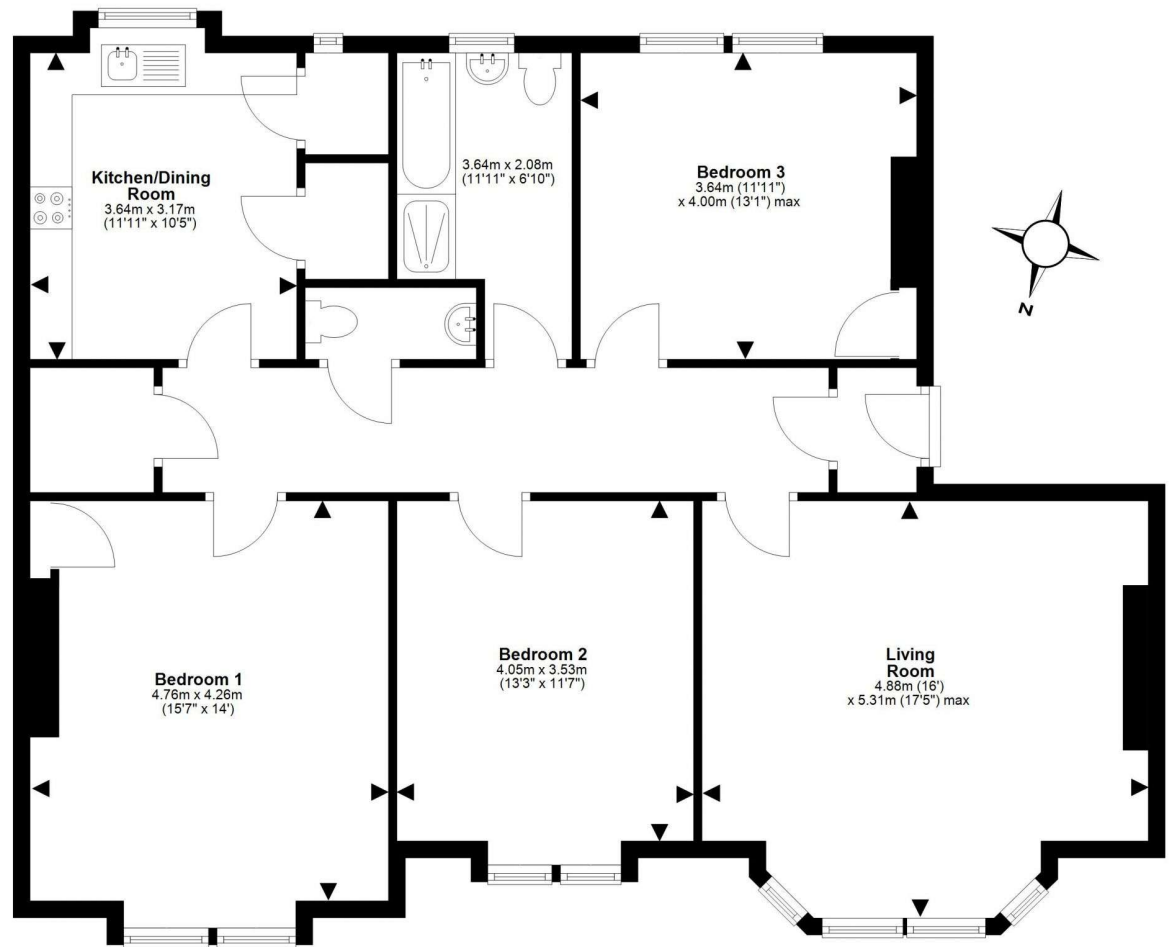
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property, other items are available with separate negotiation. EPC: C CT: D

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.





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