



50a Belgrave Road, Edinburgh, EH12 6NQ

Description

Immaculately presented lower villa forming part of a tasteful conversion of a Victorian house and located on a prime residential street within Corstorphine. It has stylish modern décor throughout which helps pick out the detail of the elegant period features. The property is finished to a high standard throughout with modern kitchen, recently upgraded bathroom, gas central heating with Hive controls and recently fitted double glazing. It also has beautifully landscaped private front and rear gardens, to which it has direct access.

The accommodation comprises:

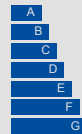
- Welcoming entrance hall with three cupboards providing great storage
- Large bay windowed double bedroom with ornate egg and dart corning, picture rails, gas fire, fitted window blinds and an Edinburgh press
- Luxurious modern fully tiled bathroom containing a bath with rainfall shower head and separate handset, fitted furniture, WC with concealed cistern, inset wash hand basin, and dual-fuel heated towel rail
- The bright and sunny second bedroom enjoys views of the gardens from the large bay window and has a fitted carpet, picture rail and corning
- The living / dining room gives access to the kitchen and has two additional cupboards and a sash window



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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- The deluxe well-equipped kitchen is fitted with a range of modern gloss units with bamboo worktops, inset stainless steel sink, integrated appliances including double oven, gas hob with chimney hood, fridge freezer and dishwasher

Gardens

The front garden features pebbles, hardy shrubs, and a lawn area. The rear garden is tiered with the lower tier comprising a travertine paved patio area with bench seating ideal for entertaining outdoors, and a lean-to storage area. The upper tier is mostly laid to lawn with borders planted with mature shrubs including acers, bamboo, and rhododendron. There is a decked patio area and the garden is enclosed by fencing, making it pet and child friendly.

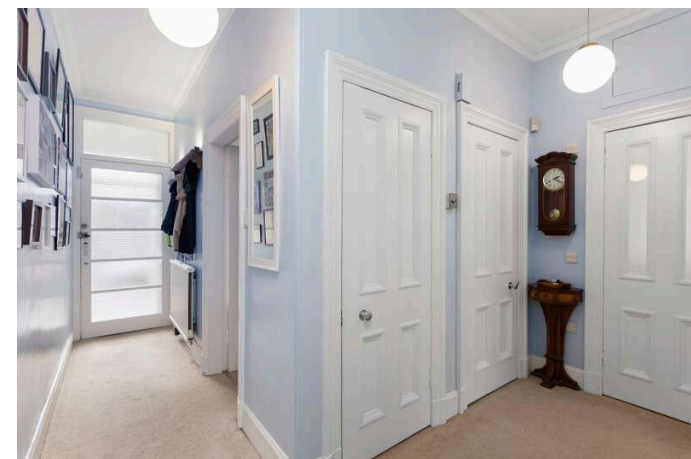
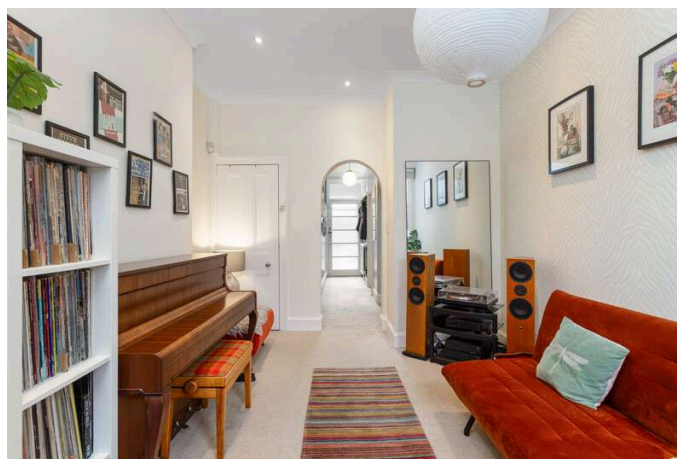
Location

The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops can be found nearby including shops, banking facilities and other social amenities nearby at St John's Road. There is also a Tesco Extra nearby, new Lidl supermarket off Gylemuir Road and the Gyle Shopping Centre is only a few minutes' drive. There are two leisure centres in the area including the David Lloyd Leisure club and Drum Brae Leisure Centre. Corstorphine Hill and Cammo Estate provide a choice of pleasant walks. It is also well located for motorway connections and Edinburgh airport. Excellent regular bus services to the City Centre are within a short walk. The property is in the catchment area for Corstorphine Primary School and Craigmount Secondary School, both of which are only a short walk from the property.

Extras

The fixed floor coverings, integrated appliances, and fitted blinds are included in the sale.

Council tax - Band E



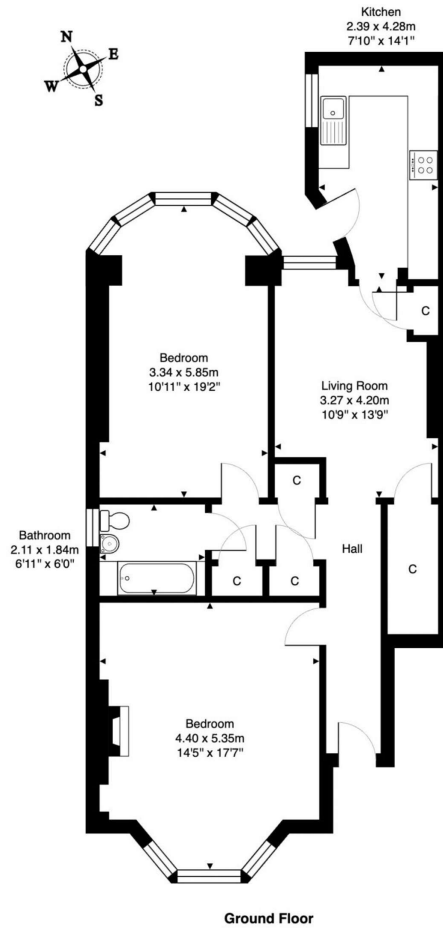




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Total Area: 83.4 m² ... 898 ft²

All measurements are approximate and for display purposes only



Ground Floor

DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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