



13/4 Stuart Park, Edinburgh, EH12 8YD

Description

Bright and well-proportioned first floor flat which is beautifully presented and in excellent condition throughout, with a modern kitchen and recently fitted shower room. It would make an ideal starter flat for a first time buyer but equally would make an excellent investment as a buy to let. It also has gas central heating and double glazing.

The accommodation comprises:

- Entrance hall with coat hooks and deep storage cupboard housing the consumer unit, central heating boiler and offering extensive storage
- Generous open plan living/ dining/ kitchen with windows to the front and rear and modern laminate oak style flooring; the storage units in the living room are included in the sale
- The kitchen area is fitted with a range of gloss white units with granite effect worktops with insert stainless steel sink with mixer tap and draining board and appliances including gas hob, electric double oven with grill, fridge, freezer and washing machine
- Spacious front facing double bedroom with twin built-in wardrobes with hanging space and shelving
- Luxurious shower room with marble style multi panel, fitted furniture with inset sink and WC, large shower enclosure with rainfall showerhead and separate handset and heated towel rail



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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EPC RATING
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Location

The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. There are some local shops nearby including a Scotmid at Drum Brae with further shops, banking facilities and other social amenities at St John's Road. There is also a dentist, GP, pharmacy and co-op a short walk from the property in East Craigs. Additionally there is also a large Tesco and Lidl supermarkets and the Gyle Shopping Centre is only a few minutes drive. Recreational facilities in the area include the David Lloyd Leisure club and Corstorphine Hill provides 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.

Outside & Gardens

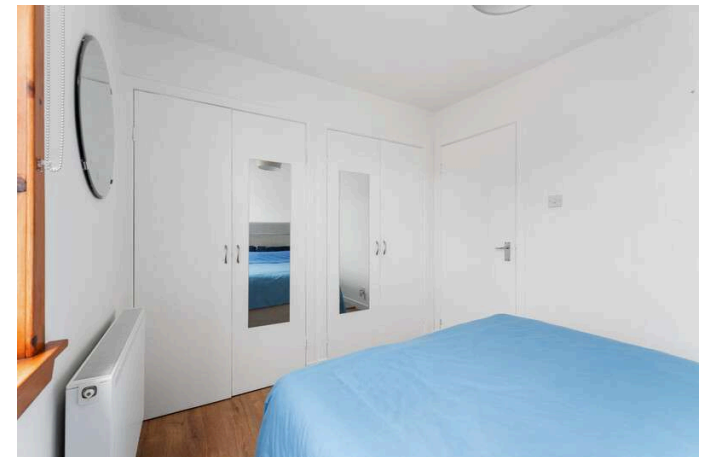
There is a communal garden to the rear of the property with areas for drying clothes. There is an allocated parking space with further unallocated on and off-street parking available within the development.

Extras

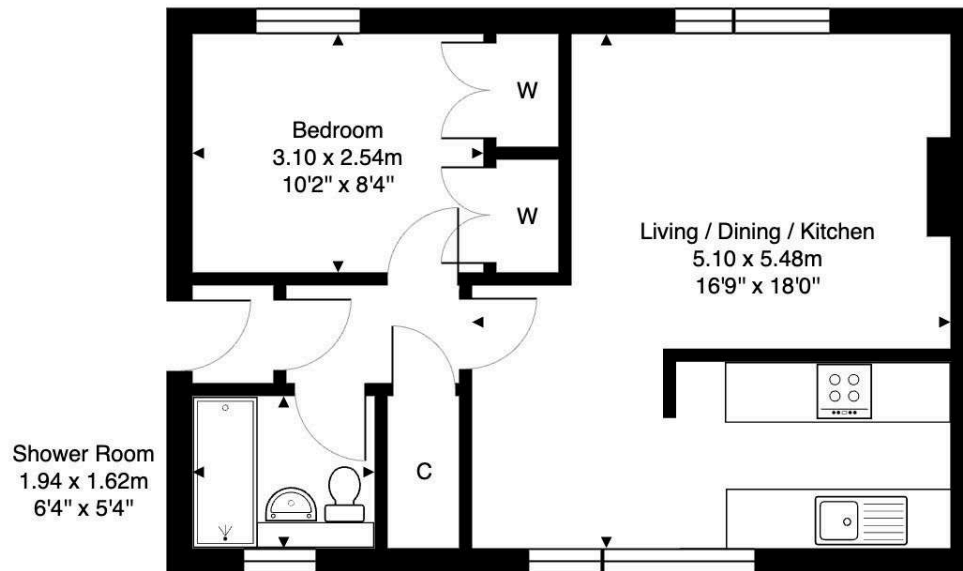
The fixed floor coverings, blinds, light fittings and kitchen appliances are included in the sale.

Council tax

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



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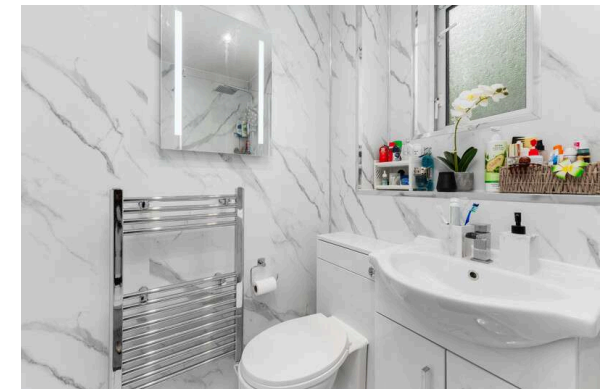
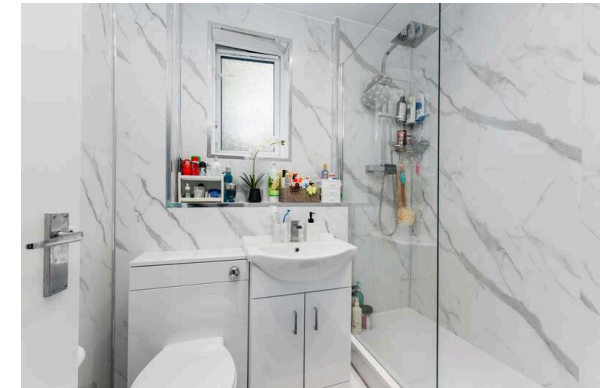


First Floor



Total Area: 44.3 m² ... 477 ft²

All measurements are approximate and for display purposes only.



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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