



28 St Ninians Road, Edinburgh, EH12 8AW

Description

Handsome Edwardian stone built terraced villa, offering well-appointed and generous family accommodation over two floors. It was tastefully extended to the rear in 2002 to add a dining/family area to the kitchen with three Velux roof lights, and a separate study which can also be used as an additional family room or equally serve as an ideal guest bedroom. The property is in move-in condition and still retains many original period features, adding to the charm and character of the property.

The accommodation comprises:

- Vestibule with mosaic flooring
- Entrance hall with carpeted staircase
- Spacious bay windowed sitting room with stripped wood flooring, shelved press, gas fire with original surround and corning
- Downstairs shower room with pedestal wash basin, WC and shower enclosure with low maintenance marble style multi-panel
- The kitchen has been extended to the rear to create a lovely open plan kitchen / dining room with an extensive range of wall and base mounted units, solid worktops with breakfast bar, inset stainless steel sink and appliances including gas range cooker with extractor hood, dishwasher, washer dryer, microwave and fridge freezer
- Downstairs bedroom / family room / study
- Family bathroom with tiled flooring and walls and fitted with a WC, wash basin and bath with shower over
- Two spacious double bedrooms
- Good sized third bedroom



VIEWING DETAILS

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

WWW.DMDLAW.CO.UK

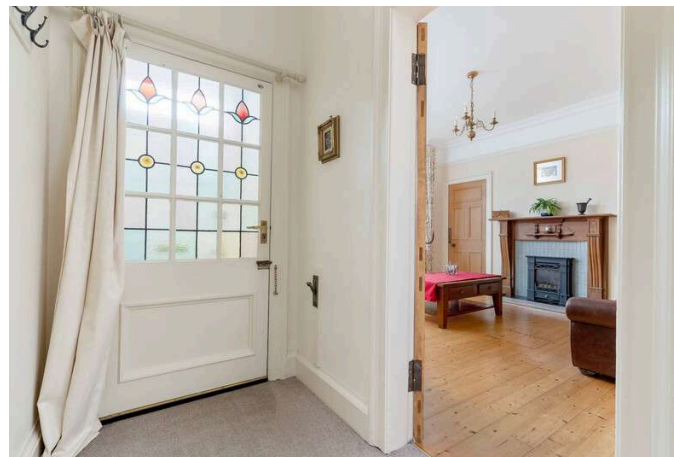


EPC RATING
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Location

The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops, banking facilities and other social amenities can be found nearby at St John's Road. There is also a large Tesco nearby, new Lidl supermarket and the Gyle Shopping Centre is only a few minutes' drive. Recreational facilities in the area include the David Lloyd Leisure club and the nearby St Margaret's Park 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. There are excellent schools in the vicinity of the property and it is only a short walk from the local primary school.

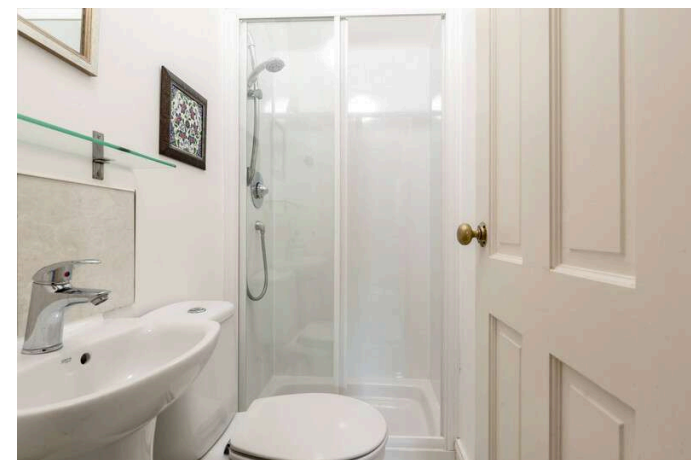
Outside & Gardens

The small front garden sits behind a low level stone wall and evergreen hedge, and has been laid out for easy maintenance with a main shrub border and stones for ground cover. The much larger back garden is mostly laid to lawn and has two stone slab patios and colourful borders. The garden is deep, which allows the middle to rear areas to enjoy sunshine even in the winter months. The summer house is included in the sale. There is an external floodlight, double electric socket and water tap.

Extras

The fixed floor coverings, blinds, kitchen appliances and light fittings are included in the sale. The mirrored wardrobe in the front facing bedroom is also included in the sale.

Council tax - Band F



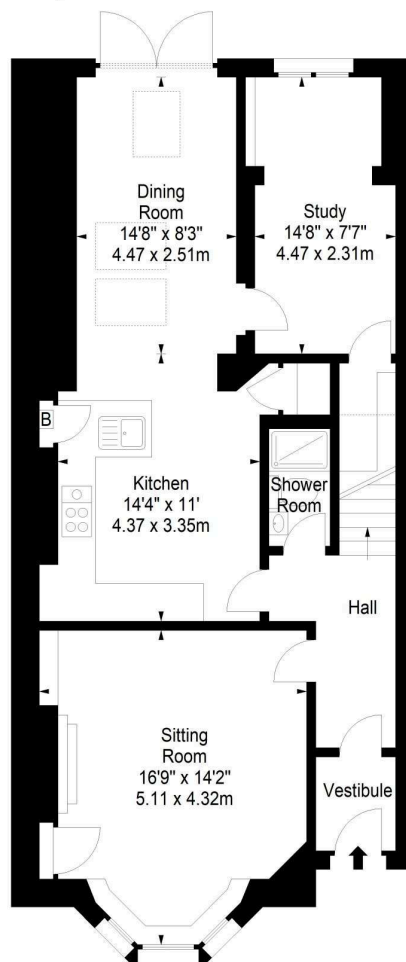




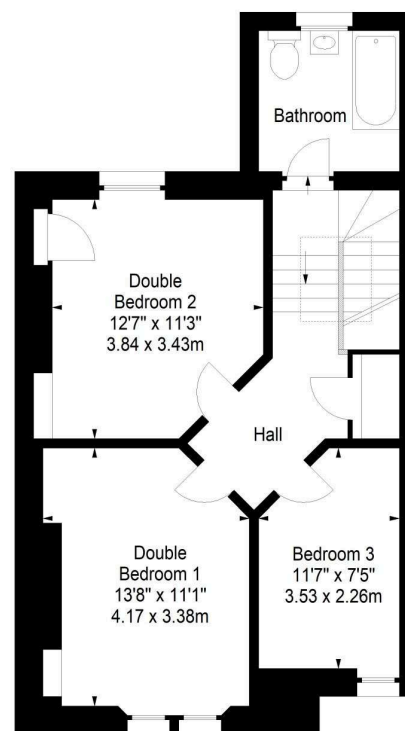
St. Ninians Road, EH12 8AW



Approx. Gross Internal Area
1367 Sq Ft - 126.99 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: property@dmdpartnership.co.uk

T: 0131 316 4666

www.dmdlaw.co.uk

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