



Virtually staged, for illustrative purposes only.

149/2 ST JOHN'S ROAD

Corstorphine, Edinburgh EH12 7SD



1

Public Room



3

Bedrooms



1

Bathroom



149/2 ST JOHN'S ROAD

Set on the first floor of a traditional stone-built tenement in the heart of Corstorphine, this generously proportioned three-bedroom flat offers bright, well-balanced interiors with excellent potential for modernisation. The home features a spacious bay-windowed living room, a large dining kitchen, and three versatile double bedrooms, all accessed from a wide central hall. A contemporary bathroom is already in place, while neutral décor throughout provides a blank canvas for personalisation. Positioned on vibrant St John's Road, the property enjoys immediate access to local shops, cafés, and transport links, while parking is unregulated on surrounding streets.

Please note: Some of the rooms have been virtually staged.





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RATING

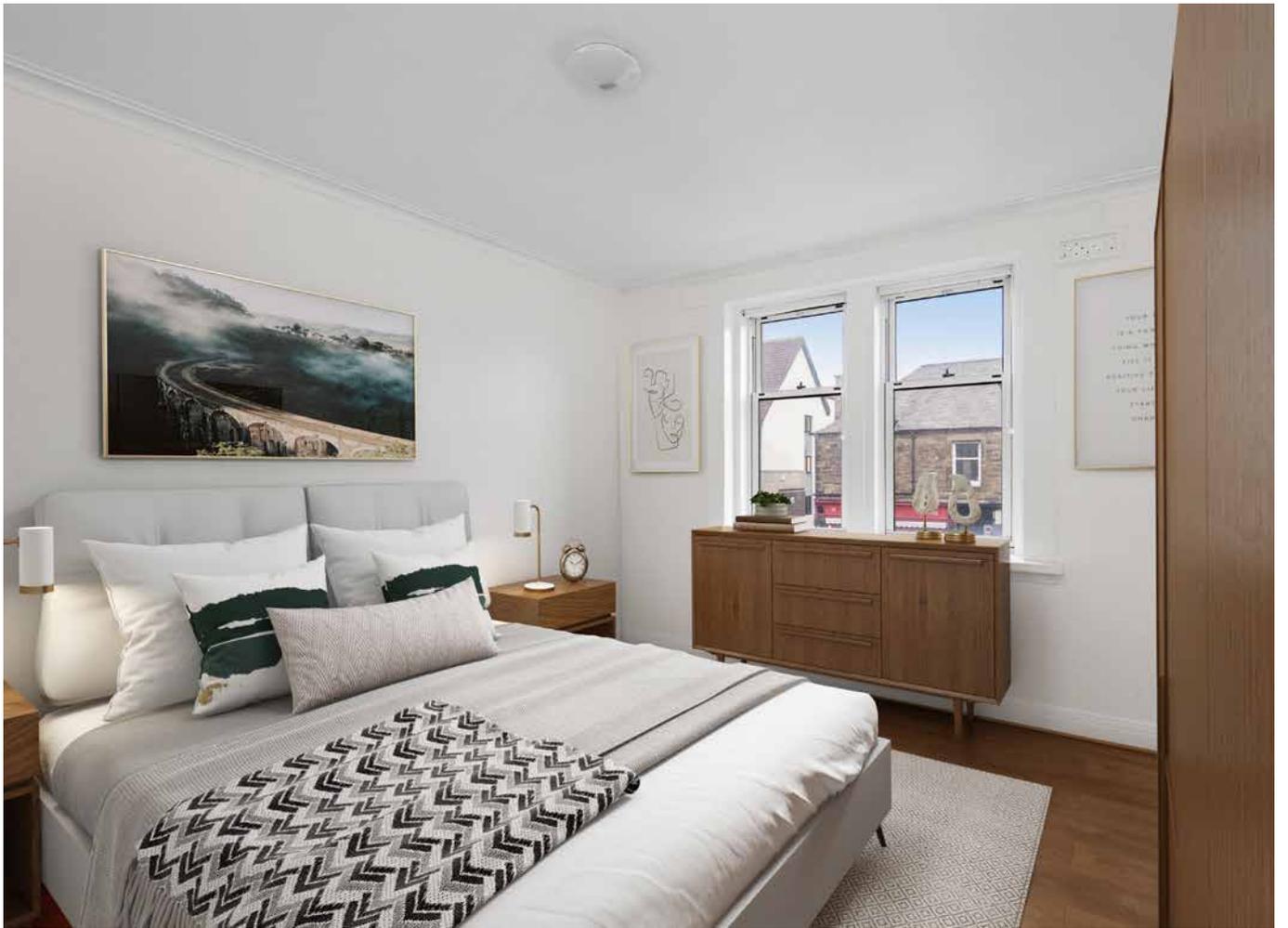
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COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Three bedroom first-floor flat in a traditional tenement
- Prime position in desirable Corstorphine
- Excellent local amenities, cafés, and shops on the doorstep
- Superb transport links to the city centre and beyond
- Neutral interiors offering scope for modernisation
- Accessed through a secure shared stairwell
- Spacious bay-windowed living room
- Dining kitchen with excellent storage
- Three double bedrooms
- Contemporary four-piece bathroom
- Gas central heating and full double glazing
- Unregulated parking on surrounding streets







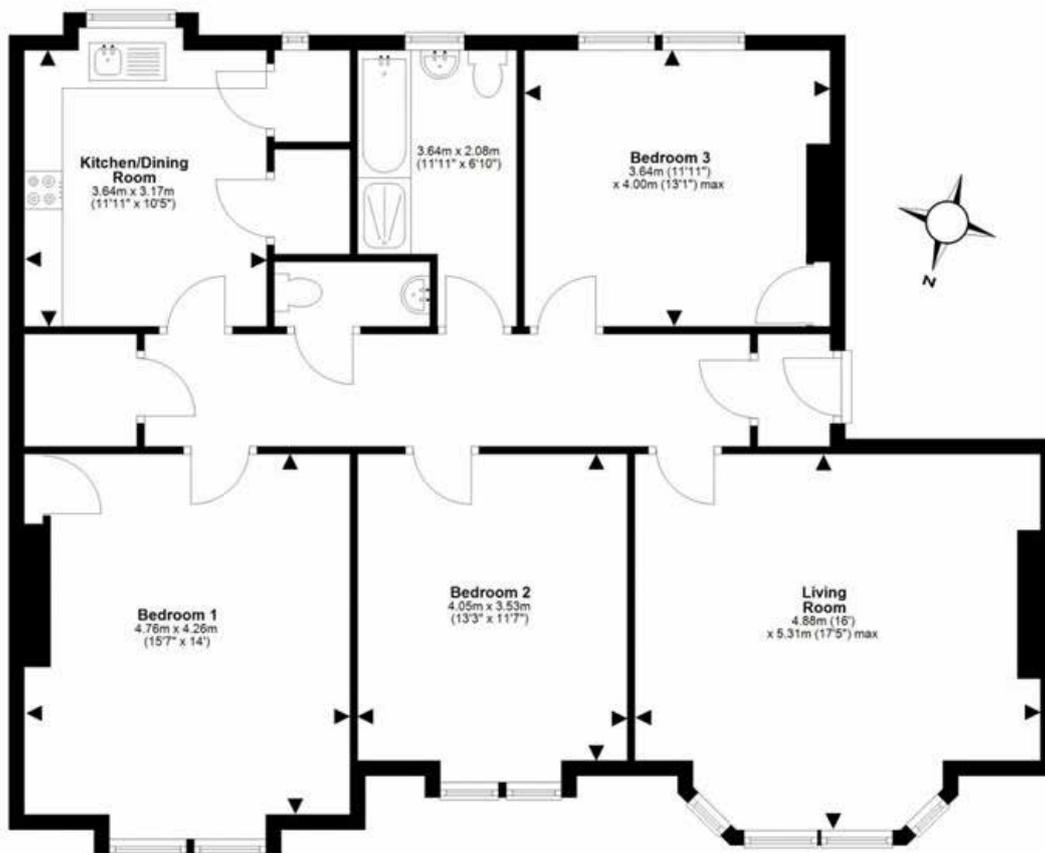


Extras: All fitted floor and window coverings and light fittings are included.



CORSTORPHINE

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 is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, Sainsbury's, and Scotmid. 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, and badminton and squash courts. 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. Schools within the catchment area are Craigmount High School and East Craigs Primary School. 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.

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