Corstorphine

3 (GF1) Victor Park Terrace
EH12 8BA

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EPC Rating

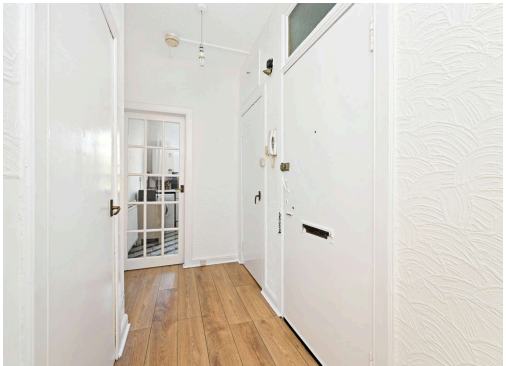
Ground Floor Flat

FIXED PRICE £189,995

- Hallway
- Living room
- Kitchen
- Double bedroom
- Bathroom

- Shared rear garden
- Double glazing
- Gas central heating
- Unrestricted on street parking
- Ideal for a first-time buy, investment or downsizer
- Secure entry phone system
- Possible option to be reconfigured into a 2-bedroom flat subject to appropriate planning and consents

Viewings - by appointment call
Beveridge & Kellas on 0131 554 6321



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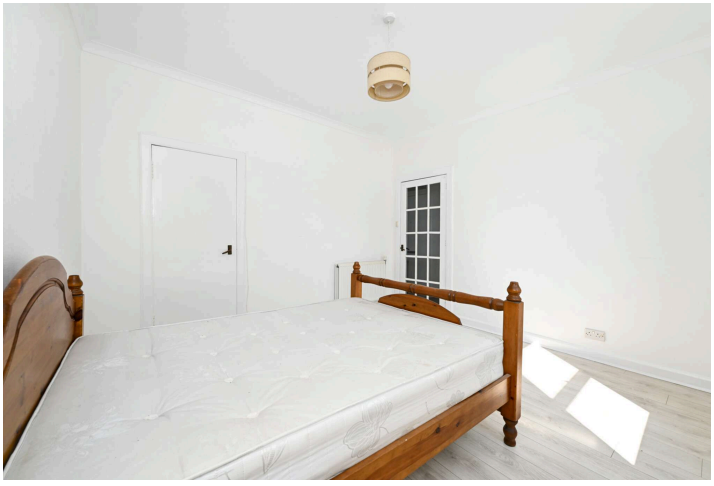

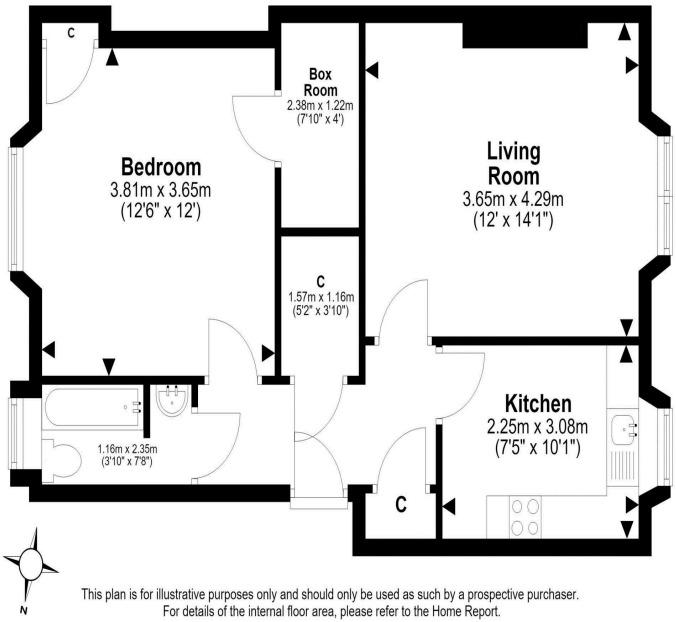

Viewing is highly recommended for this one bedroomed, ground floor flat situated within the popular Corstorphine area of Edinburgh. Corstorphine offers a range of local shops, cafes and restaurants as well as Tesco & Lidl supermarkets. Recreational facilities can be found nearby at Drum Brae Leisure Centre as well as walking and cycling routes available on Corstorphine Hill. Schooling is also available at nursery, primary and secondary levels. A regular bus service operates to and from the City Centre and for those who commute throughout the region there are excellent access routes to Edinburgh City Bypass, the M8/ M9 motorway system, Forth Road Bridge and Edinburgh International Airport.

Entered via a secure shared stair, the property opens to a welcoming hallway with two built in storage cupboards, an entry phone handset and the rest of the accommodation off. The well-proportioned living room is situated to the front of the flat and enjoys twin window that let in plentiful natural light and an electric powered fireplace. The kitchen is also front facing and has a tiled floor, base and wall units, integrated oven with gas hob and a freestanding washing machine and fridge freezer. To the rear of the flat is a spacious double bedroom with a deep built in storage cupboard and overlooks the rear garden. Completing the accommodation is the rear facing bathroom which has a bath with overhead mains powered shower, WC, wash hand basin, and a heated towel rail. Possible option to be reconfigured into a 2-bedroom flat subject to appropriate planning and consents

Additional benefits include a double glazing, gas central heating on street parking and a communal rear garden.

EXTRAS

To be sold as seen with all furniture if wanted (no warranties to be given).

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.