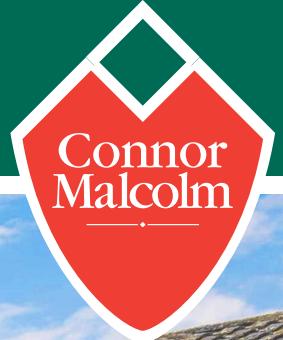


14 Stuart Park, Corstorphine, Edinburgh, EH12 8YD



Description

Particularly appealing end terraced villa enjoying a peaceful setting within a mature, well-established development, well placed for an excellent range of amenities and super transport links. This attractive home has been finished to a good standard and offers comfortable and tastefully presented interior which comes complete with an enclosed south-facing rear garden.

- Entrance hallway
- Living room
- Kitchen/dining room
- Sun room with patio door leading to rear garden
- Two double bedrooms
- Bathroom consisting of a modern white three-piece suite and shower
- Gas central heating and double glazing
- Private gardens to front and rear
- Residents parking

Extras

The curtains, blinds, double oven, hob, cooker hood, dishwasher, washer/dryer and fridge/freezer are included.

Factor

There is a Proprietors Association in place and the vendor has confirmed this years annual payment totalled £180 which covered the upkeep of the communal areas. A proprietors meeting takes place in the Summer months to confirm what exactly is required.

EPC Rating: D



Location

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 large Tesco supermarket, Lidl, Co-op, GP surgery and dental practice all within easy reach. The 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, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. 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. 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.

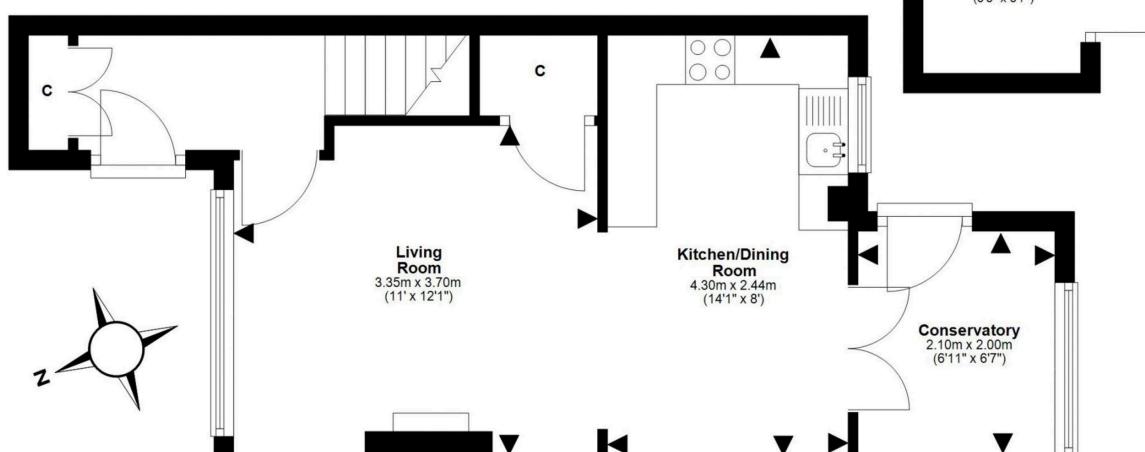
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





First Floor



Ground Floor

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.

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

Connor
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espc