










Offers Over

**£270,000**

## 61 Manse Road

Corstorphine | Edinburgh | EH12 7SR

Charming two-bedroom terraced villa quietly located in the heart of the highly desirable Corstorphine district. Benefitting from private outdoor space whilst being within easy reach of excellent amenities and superb transport links, the property is perfectly suited to young couples, professionals, and those looking to downsize.

-  2 bedrooms
-  2 public rooms
-  1 bathroom
-  Private garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



## Description

The accommodation begins with a welcoming entrance hallway. The lounge is bright and airy, featuring a shelved Edinburgh press cupboard, handy understairs storage, and an electric fireplace creating an attractive focal point within the room. Flowing directly from the lounge is the smart kitchen/diner, fitted with a range of integrated white goods and enhanced by wooden worktops, under-unit lighting, and partial tiling in splash areas for easy upkeep. A skylight allows excellent natural light into the space, creating a bright and sociable setting.

Upstairs, the landing provides access to the upper accommodation. Bedroom one is a good-sized front-facing double offering ample space for freestanding furniture and flexible layouts. Bedroom two enjoys a quiet rear aspect and benefits from a cupboard housing the boiler. The room offers excellent flexibility as a guest bedroom, home office, or study. Completing the accommodation is the crisp-white bathroom fitted with a rainfall shower over bath, heated towel rail, and partial tiling.

Further benefits include gas central heating and double glazing.



## Gardens & Parking

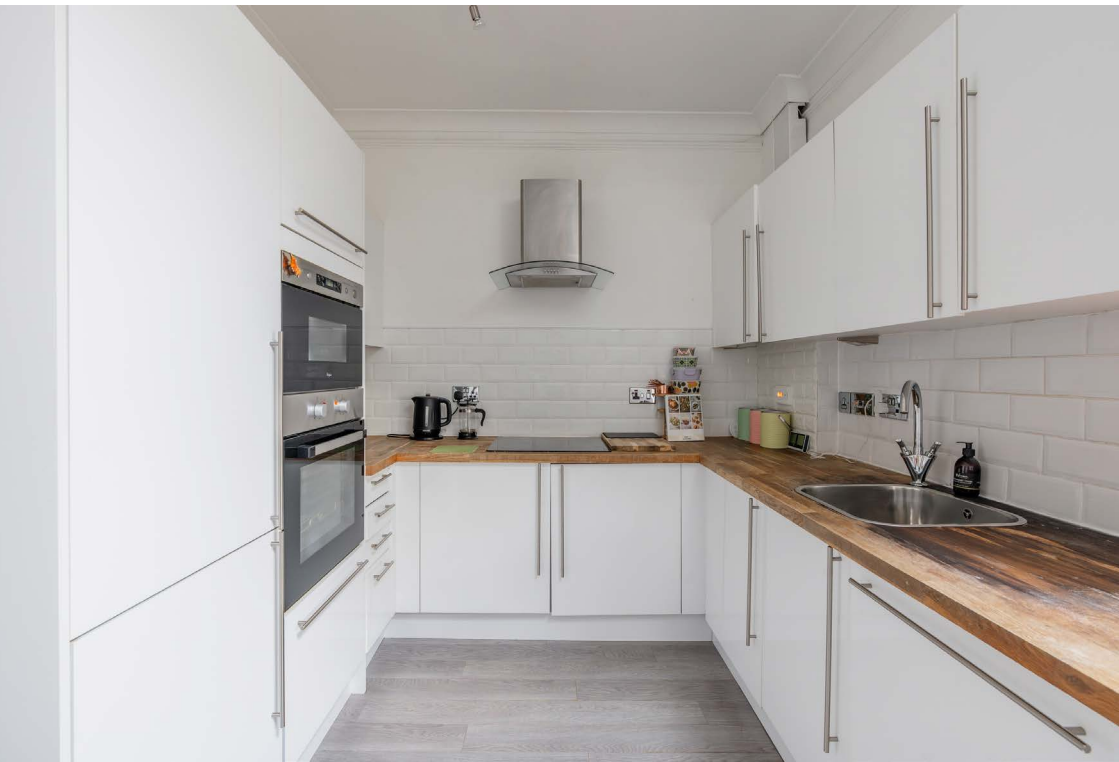
Externally, the property enjoys a lovely private front garden with wooden decking, well screened from the road by mature hedge borders, creating an ideal spot for relaxing outdoors. On-street parking is available for both residents and visitors alike.

## Extras

Selected fixtures and fittings, including; integrated electric hob, oven, hood, fridge-freezer, and microwave, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.





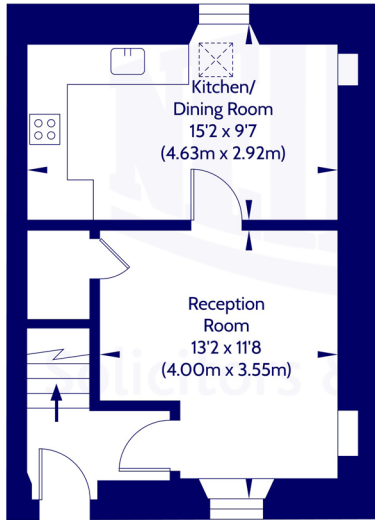
## Location

Corstorphine is a well-established and highly desirable district of West Edinburgh, centered around a historic village heart, with convenient transport connections in and out of the city centre. Local shopping is plentiful, ranging from independent shops and everyday services to larger supermarkets, while a short drive brings access to several retail parks and shopping centres. The area is rich in green space with family-friendly parks right on the doorstep, complemented by a range of leisure facilities including a private health club and several prestigious golf courses. Edinburgh Zoo is also close by, adding to the attractions of the neighbourhood. Excellent bus services run within easy walking distance, with the city centre, Edinburgh International Airport and the wider motorway network all easily reached.

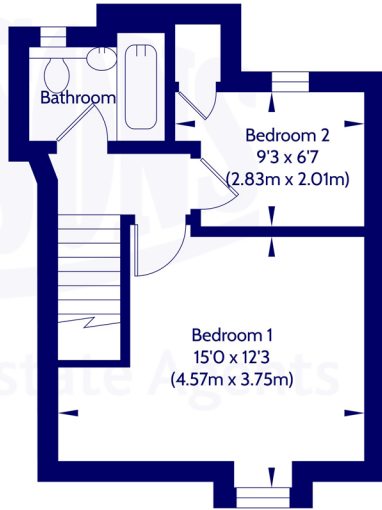


Approx. Gross Internal Floor Area 61 Sq M / 657 Sq Ft.

### Ground Floor



### 1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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