










Offers Over
£235,000

5/2 Manse Street

Corstorphine | Edinburgh | EH12 7TR

An immaculately presented ground floor flat offering bright and thoughtfully arranged accommodation located in the popular district of Corstorphine. With a stylish open plan lounge/kitchen creating a sociable and practical living space suited to modern lifestyles and a private front garden, this home is sure to appeal to first time buyers, professionals or those looking to downsize.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private front garden
-  On street parking
-  EPC rating – C
-  Council tax band - C



Description

In move in condition, the accommodation briefly comprises; entrance hallway with two storage cupboards (one plumbed for a washing machine), elegant lounge/ dining room with a decorative cornice, ceiling rose and a pleasant outlook over the front garden, open plan kitchen with a range of white wall and base units with co-ordinated worktops, principal bedroom with a built in wardrobe, double bedroom two with a decorative fireplace, and a contemporary bathroom with subway style tiling, a shower over the bath, and a heated towel rail. The property further benefits from gas central heating, double glazing and an alarm system.



Extras

Included in the sale will be the induction hob and electric oven, dishwasher, integrated fridge/freezer, and the shed in the communal drying garden.

Gardens and parking

To the front is a private, south facing enclosed garden laid to lawn with an area of decking offering a perfect place to relax and dine in the warmer months and a space for children and pets to enjoy. There is a communal garden/drying green to the rear and on street parking outside and in the surrounding streets.

Viewing

By appointment through Neilsons (0131 625 2222).



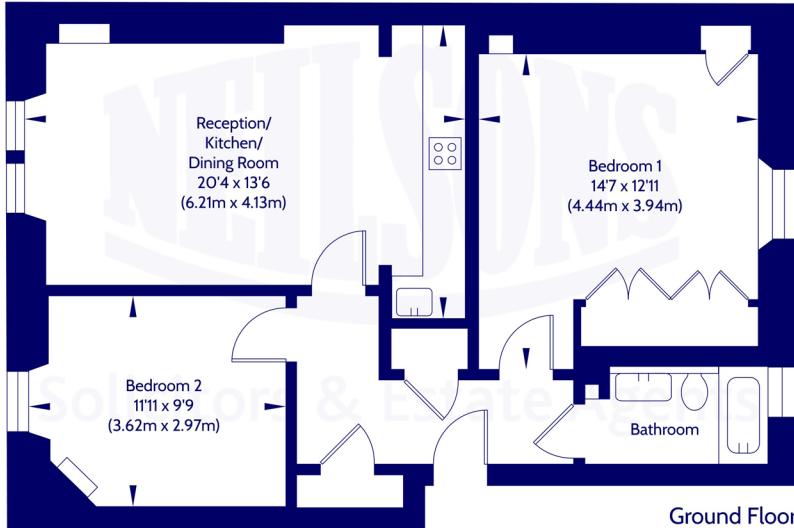


Location

The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are on hand including a Tesco Extra together with the Gyle shopping Centre housing many high street named shops and services. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible. The property is conveniently positioned to take advantage of the excellent commuting links nearby including South Gyle Train Station & tram stop, the City of Edinburgh Bypass linking the main Scottish motorway network system together with the A8 linking Edinburgh International Airport. An excellent bus service operates regularly providing quick and easy access into the city centre. Reputable schooling from nursery to senior levels are within proximity of the property. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo and Murrayfield Stadium.



Approx. Gross Internal Floor Area 65 Sq M / 697 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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