



20 The Paddockholm  
CORSTORPHINE | EDINBURGH | EH12 7XP

  
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Nestled in a quiet, tree lined, modern cul-de-sac in the heart of Corstorphine moments from excellent amenities, quick transport links and vast open green spaces is this main door lower villa. Now in need of modernisation the property benefits from manicured communal grounds, ample resident's parking, gas central heating and double glazing.

The accommodation comprises a welcoming entrance hallway with deep storage, a dual aspect open plan lounge/kitchen, a large double bedroom with built-in mirrored wardrobe and the flat is completed by a bathroom with three piece suite.

- Main door lower villa
- Quiet cul-de-sac in the heart of Corstorphine
- Welcoming hallway with ample storage
- Bright open plan lounge/kitchen
- Large double bedroom with built-in wardrobe
- Bathroom with three piece suite
- Gas central heating
- Double glazing

Council Tax: C , Energy Rating: C  
No factor associated with this property

Extras: Fixtures and fittings, oven, hob, fridge, and washing machine.

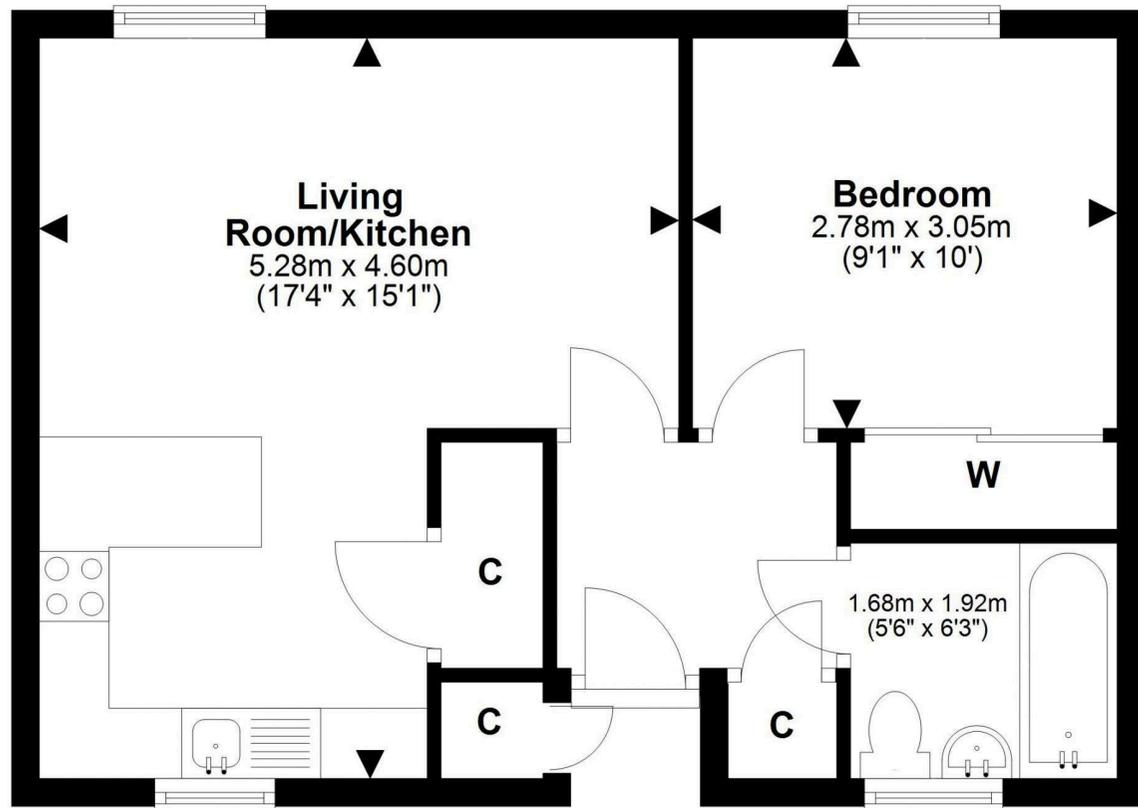
Gas boiler is currently not operational. Property will be sold as seen.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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 has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. 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, 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. Schooling is well presented from nursery to senior level and 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.