

48/6 (3F2)  
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ALPHA NAILS  
6A NAILS

An excellent opportunity has arisen to purchase this spacious two-bedroom third floor flat, forming part of a traditional sandstone tenement within the popular district of Corstorphine, close to many local amenities and commuting links.

The generously proportioned accommodation would made an ideal purchase for the first time buyer, young professionals or buy to let investor and early viewing is highly recommended.



The accommodation comprises;

- Secure entry system
- welcoming entrance hallway with useful box room off with skylight
- Bay window living room with feature fireplace and original cornice
- Spacious kitchen fitted with a range of base and wall mounted units with ample space for dining
- Two good size double bedrooms
- Shower room fitted with three-piece white suite
- Gas central heating and double glazing
- Communal rear gardens laid to lawn
- On street parking















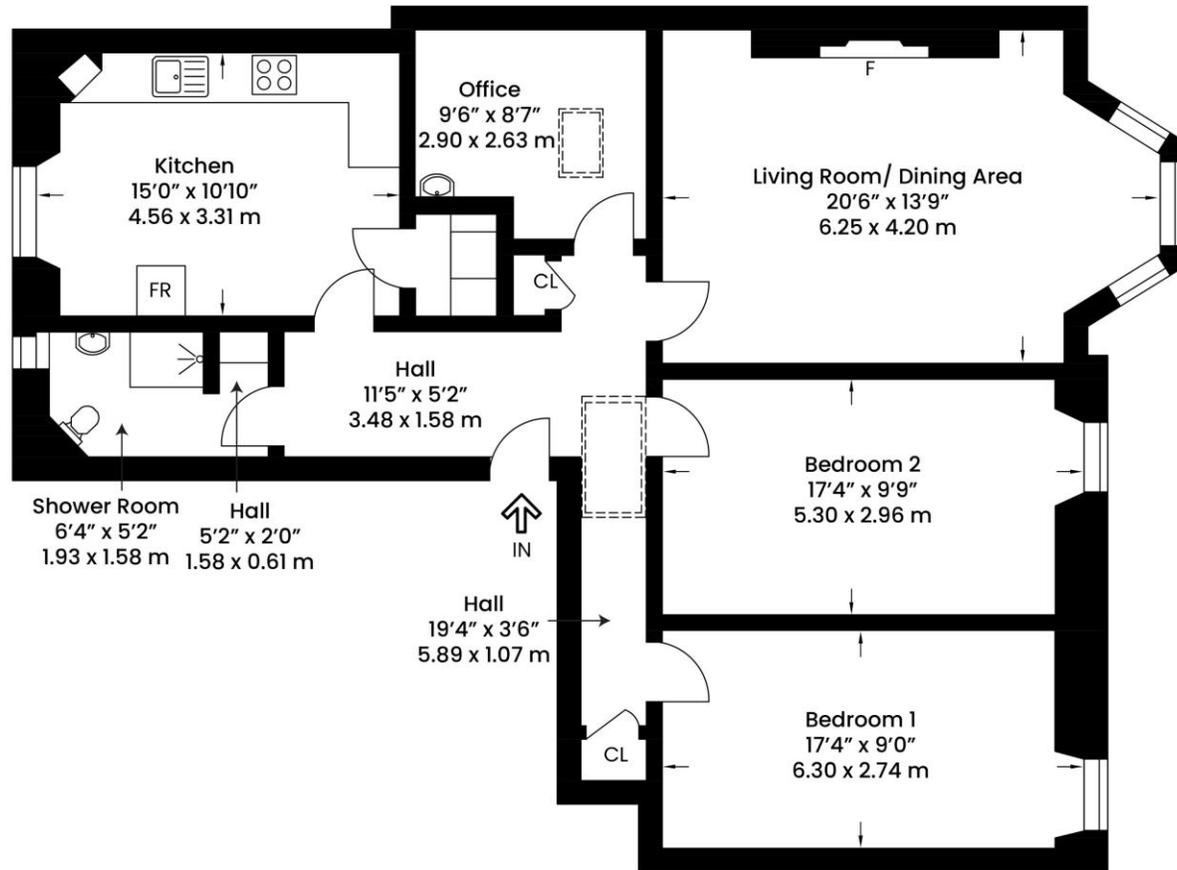
The property is situated within the sought after Corstorphine area of the Edinburgh, lying to the west of the City Centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a 24-hour Tesco's supermarket. The Gyle Shopping Centre which is just a short drive away offers a more extensive range of shopping facilities including a large Marks & Spencers and Morrisons. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses are all within easy reach together with Drum Brae and David Lloyd Leisure Centres. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Forth Road Bridge and Edinburgh's International Airport. Excellent schooling is available from nursery to senior levels.

Extras: All fitted floor coverings, integrated appliances, window coverings and light fittings will be included in the sale.

EPC Band- D

Council Tax Band- D





vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
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\* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

