










Fixed Price

£535,000

8 St John's Terrace

Corstorphine | Edinburgh | EH12 6NW

Tucked away in a peaceful cul-de-sac in the heart of Corstorphine, this elegant Edwardian stone-built terraced villa offers a rare opportunity to acquire a beautifully maintained family home. Ideally positioned, the property is within easy reach of excellent local amenities, highly regarded schools and superb transport links across the city

-  3 Bedrooms
-  2 Reception rooms
-  2 Bathrooms
-  West-facing garden
-  Free on street parking
-  EPC Rating – D
-  Council Tax Band – F



Description

The accommodation is brimming with period charm and retains a wealth of original features, complemented by stylish, well-presented interiors. A welcoming entrance vestibule leads into a bright hallway with stripped wood flooring, setting the tone for the character throughout. The bay-windowed lounge is a wonderfully inviting reception space with a feature fireplace, while the generous dining room provides the perfect setting for formal gatherings and benefits from direct access to the private garden. The dining room flows naturally into the modern fitted kitchen, which comes complete with appliances, and also offers further access to the garden. A luxurious family bathroom with a traditional roll-top bath completes the ground floor. Upstairs, the naturally lit landing, enhanced by a recently upgraded cupola skylight, leads to the principal bedroom with its impressive bay window and fitted wardrobes. Two further spacious bedrooms provide excellent accommodation for family or guests, while a contemporary shower room completes the upper level. The property further benefits from gas central heating, double glazing and a large cellar accessed from the hallway, providing outstanding storage facilities. With its combination of period elegance, modern comfort and an enviable location, this is a home that must be viewed to be fully appreciated.



Extras

All the fitted floor coverings and light fittings shall be included in the sale together with the built-in gas hob, electric oven, hood, washing machine and integrated appliances (dishwasher, fridge freezer and wine fridge).

Gardens and Parking

The property is set back from the street by a generous front garden laid to lawn with a pathway leading to the entrance. To the rear, the fully enclosed garden enjoys a westerly aspect, capturing the afternoon and evening sun and providing an ideal setting for outdoor dining and relaxation. It is predominantly laid to lawn and complemented by a spacious patio area. Free parking is available on the street.

Viewing

By appointment through Neilsons on 0131 625 2222.





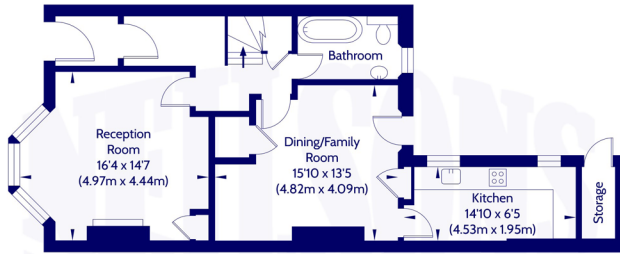
Location

Corstorphine is a well-established and highly desirable district of West Edinburgh, centered around a historic village heart. It is particularly popular with families, offering an excellent choice of schools together with convenient transport connections in and out of the city. 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 close at hand along with the charming woodland trails and sweeping views of the Corstorphine Hill Nature Reserve. A wide range of leisure facilities are nearby including private health clubs and several prestigious golf courses along with Edinburgh Zoo, adding to the attractions of the neighbourhood. Excellent bus services run regularly to the city centre and surrounding areas and Edinburgh International Airport, the City Bypass and the wider motorway network are all easily reached.

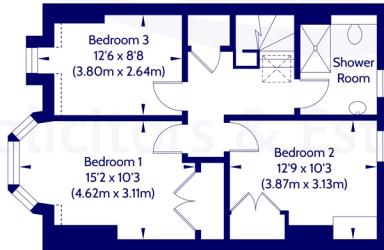




Approx. Gross Internal Floor Area 113.96 Sq M / 1226 Sq Ft.



Ground Floor



First 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.



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