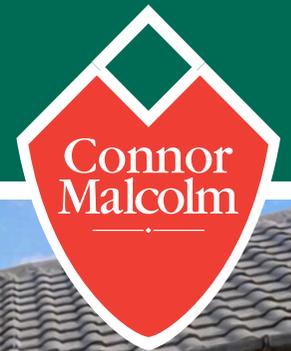


19 Stuart Park, Corstorphine, Edinburgh, EH12 8YD



Description

Most attractive 2 bed terraced villa enjoying a peaceful setting within a mature, well-established development, well placed for an excellent range of amenities and super transport links. Offering comfortable and tastefully presented interior which comes complete with an enclosed rear garden and allocated parking space, the property represents an ideal home for an individual, couple or family and sits within the catchment for highly regarded state schools including East Craigs Primary and Craigmount High.

- Entrance hallway
- Living room
- Kitchen/dining room with patio door to rear garden
- Two double bedrooms, one with fitted wardrobes
- Bathroom consisting of a modern white three-piece suite and shower
- Gas central heating and double glazing
- Private gardens to front and rear
- Allocated parking space

Extras

The fitted carpets, curtains, oven, hob, dishwasher, washing machine, fridge and freezer are included. Additional items of furniture may be available by separate negotiations.

Factor

There is currently a Residents Association in place and the seller has confirmed a fee of £185 per annum is payable for the upkeep of the communal garden.

EPC Rating: C



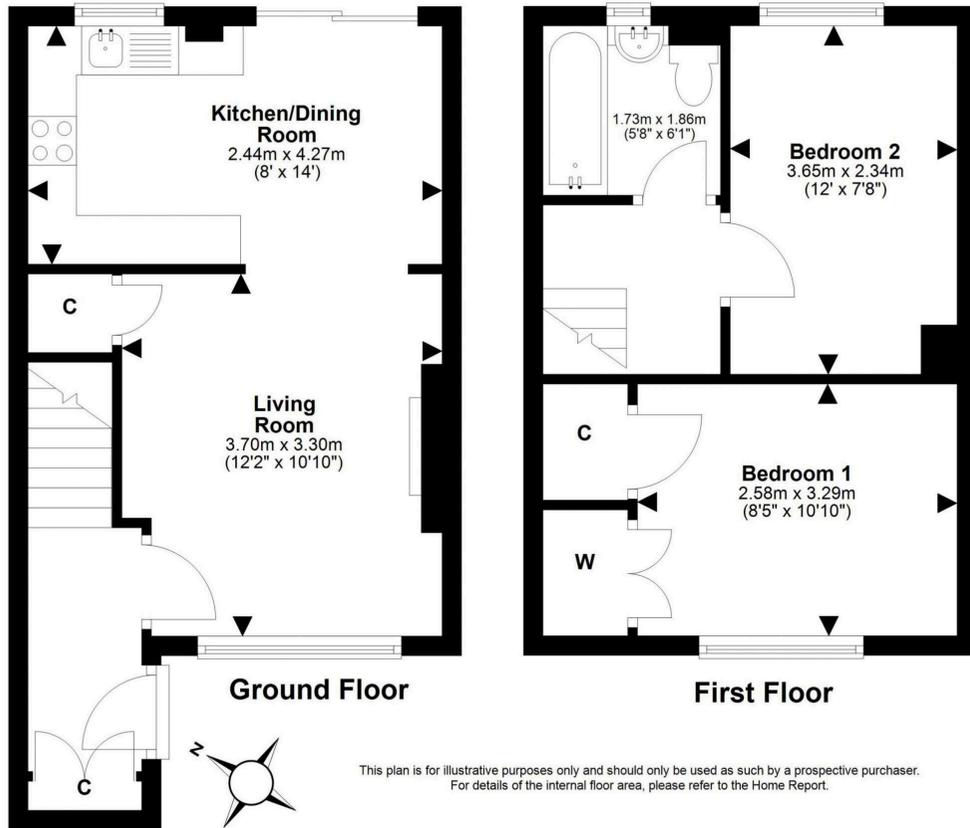
Location

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 is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a large Tesco supermarket, Lidl, Co-op, GP surgery and dental practice all within easy reach. The 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. 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.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

