



1F2, 11 Manse Street, Edinburgh, EH12 7TR

Bright and well-proportioned, this two-bedroom upper villa flat is well maintained and offers excellent potential for upgrading and modernisation to suit individual tastes. Ideally located in the heart of Corstorphine Village, the property is within close proximity to the local primary school and St Margaret's Park. It further benefits from UPVC double glazing throughout.

The accommodation comprises:

- Welcoming entrance hall
- Spacious sitting/dining room featuring two front-facing windows and an open outlook
- Kitchen accessed from the sitting room, fitted with a range of wall and base-mounted white units, laminate worktops, and an inset stainless steel sink, with appliances including an electric cooker, washing machine, and fridge
- Two double bedrooms
- Fully tiled bathroom with WC, wash hand basin and bath

Exterior

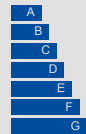
To the rear, there is a private garden designed for low maintenance, primarily laid with gravel. A garden shed is included in the sale. There is also access to a shared drying green with clotheslines. On-street parking is available via a free permit through Edinburgh Council.



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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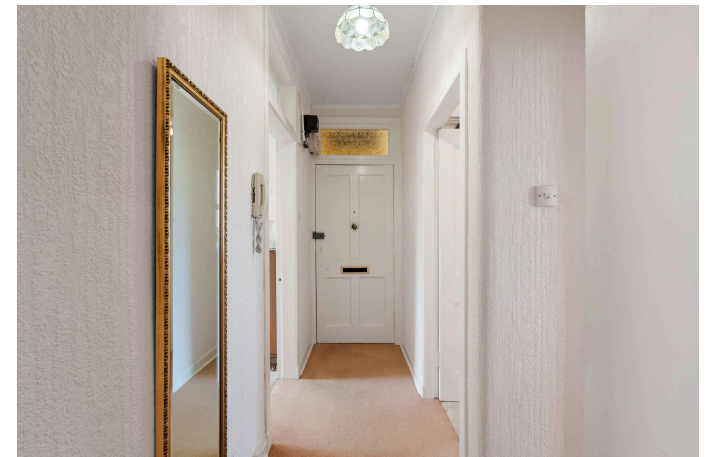


EPC RATING
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Location

The property is situated within the well-established residential area of Corstorphine, approximately three miles west of Edinburgh City Centre. A wide range of local shops, banking facilities, and amenities are available nearby on St John's Road. Additional retail options include a Tesco and Lidl supermarket and The Gyle Shopping Centre, just a short drive away.

Recreational opportunities in the area are excellent, with facilities such as the David Lloyd Leisure Club and the scenic Corstorphine Hill, which offers a variety of pleasant walks. The property is also ideally positioned for access to major motorway networks and Edinburgh Airport. Frequent and reliable bus services to the City Centre are available within a short walking distance. The property falls within the catchment area for Corstorphine Primary School and Craigmount Secondary School.

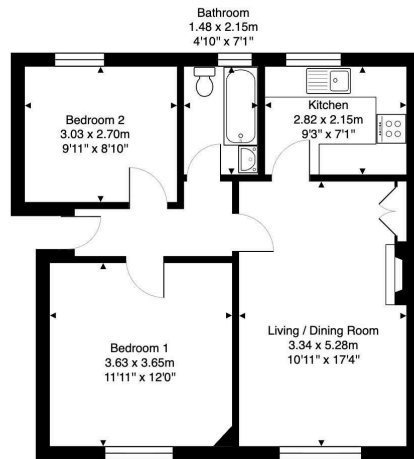
Extras

All fitted floor coverings, curtains, blinds, and kitchen appliances are included in the sale. As the property forms part of an executry estate, the services clause from the Scottish Standard Clauses (Edition 6) will be excluded, and the appliances are sold without warranty.

Council Tax - Band C



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First Floor

Total Area: 54.5 m² ... 587 ft²

All measurements are approximate and for display purposes only.



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: property@dmdpartnership.co.uk

T: 0131 316 4666

www.dmdlaw.co.uk

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