

CLANCYS

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131-2 St Johns Road,

Edinburgh, EH12 7SB

1	1	1	EPC D	FREEHOLD

Description

Clancys Solicitors & Estate Agents are delighted to market this well-presented, one-bedroom, ground-floor flat forming part of a traditional tenement building in the Corstorphine conservation area. The property is offered to the market in good order and painted in neutral tone throughout offering a blank canvas for the new owner to put their own stamp on the property. The accommodation briefly comprises an entrance hall, lounge, fitted kitchen/dining room with pantry, a light and airy double bedroom with walk-in wardrobe and a shower room. The property further benefits from gas central heating, good storage facilities and has access to a well maintained communal rear garden. This property will appeal to a variety of buyers including young professionals, downsizers, and first-time buyers, and as a buy-to-let rental investment and viewing is therefore highly recommended.

Virtual staging

It should be noted that the lounge and bedrooms images have been virtually staged to showcase how this lovely apartment would look fully furnished. The raw images are available online.

Location

Location The property is located in the desirable residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.

Extras

All fitted floor coverings. It should be noted that no warranties or guarantees will be given for the systems.

Features

- Entrance hall
- Lounge
- Kitchen/dining room
- 1 Bedroom
- 1 Shower room
- Gas central heating
- Communal garden
- EPC rating - D
- Council Tax Band – D
- Tenure - Freehold















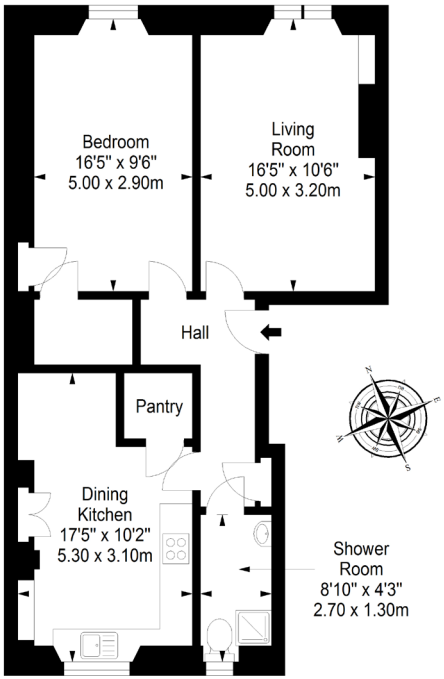






Ground Floor

Approx. 59.9 sq. metres (644.8 sq. feet)



Total area: approx. 59.9 sq. metres (644.8 sq. feet)









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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.