



Fixed Price

**£190,000**

## 2 2F1 Oswald Terrace

Corstorphine | Edinburgh | EH12 7TS

Quietly positioned within the highly desirable Corstorphine district, this well-proportioned one-bedroom top floor flat offers a fantastic opportunity for first-time buyers and buy-to-let investors alike. Enjoying a peaceful yet convenient setting close to superb local amenities, green spaces, and excellent transport links, the property combines comfortable living with excellent potential.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Communal garden
-  On-street parking
-  EPC Band - D
-  Council Tax Band - C



## Description

A welcoming hallway with a generous storage cupboard leads into a bright and spacious lounge/diner, offering plenty of room for both relaxing and entertaining. The adjoining kitchen is fitted with a range of integrated and freestanding white goods, complemented by under-unit lighting, partial tiling in splash areas, and a breakfast hatch connecting to the living space – adding a sociable touch. The rear-facing double bedroom enjoys lovely open views towards Corstorphine Hill and benefits from a large integrated closet with mirrored sliding doors, shelving, and hanging rails. The bathroom is partially panelled and fitted with a shower-over-bath.

Further benefits include gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated electric hob, oven, and extractor hood, freestanding fridge, and washing machine, fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens & Parking

Externally, there is a well-maintained shared garden to the rear and on-street parking available for residents and visitors.

## Viewing

By appointment through Neilsons 0131 625 2222.





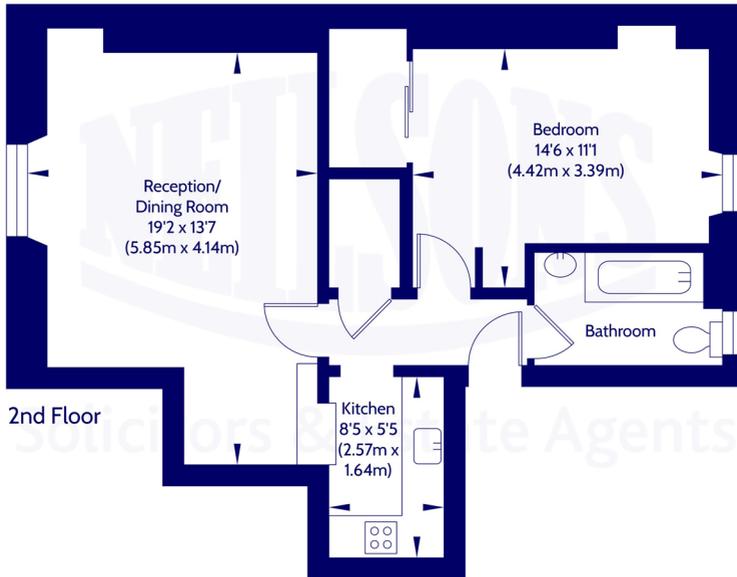
## Location

The property is located in the ever-popular 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.





Approx. Gross Internal Floor Area 53 Sq M / 571 Sq Ft.



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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