



Solicitors & Estate Agents









Offers Over
£225,000

132a St John's Road

Corstorphine | Edinburgh | EH12 8AX

Attractive three-bedroom main door flat ideally located in the heart of the sought-after Corstorphine area of the capital. With an array of superb amenities and excellent transport links right on the doorstep, the property will undoubtedly appeal to first-time buyers, couples, and professionals alike.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  On-street parking
-  EPC Band - D
-  Council Tax Band - C



Description

Accessed from the rear of the building by way of an external staircase, the internal accommodation begins with a welcoming entrance hallway with a handy storage cupboard. The open plan lounge/kitchen/diner is bright and spacious, enjoying twin windows and lovely views towards the Pentland Hills. The modern, well-appointed kitchen is fitted with a range of integrated and freestanding white goods, while the room offers excellent space for both lounge and dining furniture. Bedroom one is a good-sized rear-facing double benefitting from a leafy outlook and double Juliet balcony. Bedroom two is another comfortable double with a side aspect. Both bedrooms offer ample room for freestanding furniture and flexible layouts. A versatile third bedroom provides ideal flexibility for use as a home study, dressing room, or occasional guest space. Completing the accommodation is a smart bathroom suite fitted with a shower over bath, heated towel rail, and partial tiling.

Further benefits include gas central heating and double glazing throughout.



Parking

On-street parking is available within the surrounding neighbourhood.

Extras

Selected fixtures and fittings, including; integrated electric hob, oven, microwave, and dishwasher, freestanding fridge-freezer, and washer-dryer, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

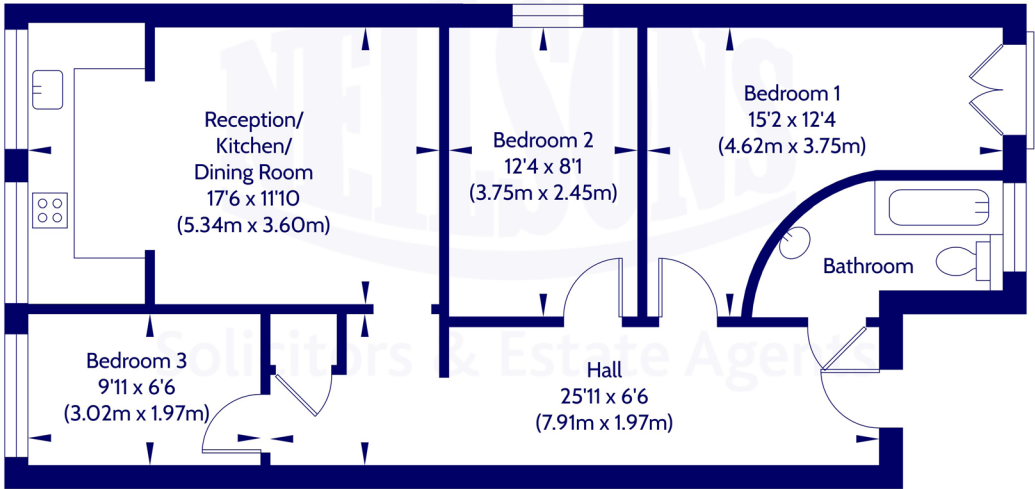
The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are on hand including a Tesco Extra together with the Gyle shopping Centre housing many high street named shops and services. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible. The property is conveniently positioned to take advantage of the excellent commuting links nearby including South Gyle Train Station & tram stop, the City of Edinburgh Bypass linking the main Scottish motorway network system together with the A8 linking Edinburgh International Airport. An excellent bus service operates regularly providing quick and easy access into the city centre. Reputable schooling from nursery to senior levels are within proximity of the property. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo and Murrayfield Stadium.





Approx. Gross Internal Floor Area 68 Sq M / 736 Sq Ft.

1st 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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