NEILSONS

Solicitors & Estate Agents

Fixed Price

£410,000

43/1 Station Road

Corstorphine | Edinburgh | EH12 7AF

A fantastic opportunity has arisen to purchase this impressive, truly stunning main door apartment forming part of an exclusive modern development, situated within the heart of Corstorphine, close to excellent amenities and transport links. The property would undoubtedly appeal to professionals, young families and people looking to downsize.

- 3 Bedrooms
- 1 Public Room
- 2 Bathrooms
- Allocated Parking
- Communal Gardens
- EPC Rating – C
- Council Tax Band - E

Description

Presented in true move-in condition, this beautifully maintained accommodation briefly comprises a welcoming entrance hallway with useful storage cupboards, a bright and spacious dual-aspect reception/dining room, and a contemporary open-plan fitted kitchen featuring a breakfast bar and integrated appliances. The well-proportioned principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while the generous second double bedroom also includes fitted wardrobes. A good-sized dual-aspect third bedroom provides flexible accommodation, ideal as a bedroom, home office or guest room. Completing the property is a modern family bathroom fitted with a contemporary three-piece suite and shower over the bath.

Further benefits include underfloor heating throughout and double glazing.

Extras

All fitted floor coverings, blinds and curtains will be included in the sale together with the hob, oven, integrated dishwasher, integrated fridge/freezer and integrated washing machine.

Gardens, Parking & Factor

The development is set within well-maintained communal grounds, with attractive lawned gardens to the front and additional landscaped gardens surrounding the building. Residents also benefit from a secure bike store and an allocated parking space.

The development is managed by James Gibb for an approximate fee of £300 per quarter. This covers the maintenance of the communal areas and buildings insurance for the block.

Viewing

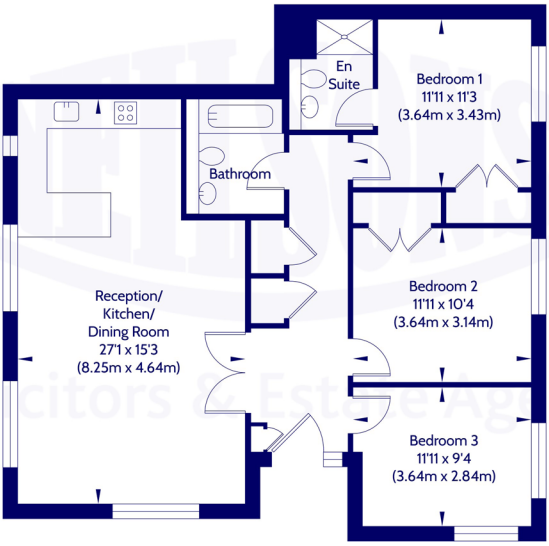
By appointment through Neilsons (0131 625 2222).

Location

The property is located in the ever popular residential district of Corstorphine, close to many local shops and services on the nearby St John's Road with a large Tesco Extra supermarket slightly further. The Gyle Shopping Centre and Hermiston Gait offer a wider range of high street stores including a large Marks & Spencers. The area enjoys excellent local schooling at all levels together with leisure and recreational facilities including the open spaces of Victoria Park with historic Dower House, Carrick Knowe Golf Course and Corstorphine Hill Nature Reserve. The Water of Leith Walkway is not far and Edinburgh Zoo can be reached by a popular footpath/cycle path which also leads to the Balgreen tram stop. The area is very well served by local public transport which links it to the City Centre and surrounding areas and offers easy access to the City Bypass linking the main Scottish motorway network system and Edinburgh International Airport.

Approx. Gross Internal Floor Area 94 Sq M / 1007 Sq Ft.

Ground 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.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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