



Solicitors & Estate Agents



Offers Over

£180,000

81/2 The Paddockholm

Corstorphine | Edinburgh | EH12 7XR

Peacefully situated at the end of a cul-de-sac in an established residential development in Corstorphine, is this two bedroom, first floor flat. Having been freshly painted throughout and located close to local amenities, transport links and green spaces, this property is sure to appeal to a variety of purchasers including first time buyers and professionals.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Landscaped communal gardens
-  Residents parking
-  EPC rating – D
-  Council tax band - D



Description

In brief the accommodation comprises hallway with secure entryphone system and storage, bright lounge with an electric fire and leafy outlook, kitchen with a range of wall and base units with co-ordinated worktops and tiled splashbacks, two double bedrooms with built in wardrobes, a bathroom with a white suite and heated towel rail, and an attic providing further storage. The property also benefits from gas central heating and double glazing.



Extras

Included in the sale will be the gas hob and electric oven, fridge/freezer, and washing machine.

Gardens and Parking

Well maintained communal garden grounds surround the property and there is residents parking.

Factoring

The communal areas and garden grounds are maintained by Trinity Factors at a cost of £287 per annum.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

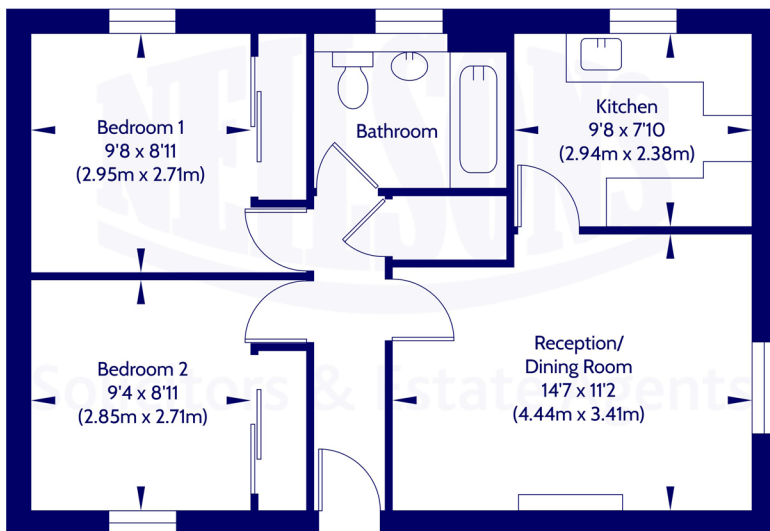
The Paddockholm is located in the desirable suburb of Corstorphine. Many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Carrick Knowe Golf Course, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by nearby local public transport to the city centre and surrounding areas, together with Balgreen tram stop, and the cycle path. 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 52 Sq M / 563 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.



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



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