



131/3 St Johns Road, Corstorphine, EDINBURGH,

Bright and generously proportioned, this attractive two-bedroom first-floor flat forms part of a traditional Victorian tenement in the heart of the highly sought-after district of Corstorphine. Ideally positioned within easy walking distance of the main shopping parade, the property enjoys excellent local amenities and convenient transport links to Edinburgh City Centre, The Gyle, and Edinburgh Airport.

The property has recently benefited from the installation of a brand-new gas central heating system, including new pipework and radiators throughout, and further features UPVC double glazing.

The accommodation comprises:

- Welcoming entrance hall.
- Spacious bay-windowed sitting room featuring decorative coricing and an open shelved press.
- Generous front-facing double bedroom with traditional Edinburgh press and a substantial walk-in storage cupboard.
- Fitted kitchen positioned to the rear, incorporating a range of wall and base-mounted units. Following the installation of the new boiler, some units and flooring were removed, and buyers may wish to modernise the space to suit their own requirements and tastes.
- Spacious rear-facing double bedroom with decorative coricing and pleasant south-facing views towards the Pentland Hills.
- Shower room fitted with a pedestal wash hand basin, WC, and large shower enclosure with Mira Sport electric shower. The shower area is finished with easy-maintenance wall panelling.



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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Location

The property is situated within the well-established and highly desirable residential district of Corstorphine, approximately three miles west of Edinburgh City Centre. An excellent range of local shops, cafés, banking facilities, library, community centre and everyday amenities can be found nearby on St John's Road. Further shopping is available at Tesco, Lidl, and The Gyle Shopping Centre, all within easy reach.

The area offers a wealth of recreational opportunities, including the David Lloyd Leisure Club and the open green spaces of Corstorphine Hill, renowned for its woodland walks and panoramic views. The property is exceptionally well placed for access to Edinburgh Airport, the City Bypass, and Scotland's central motorway network. Frequent and reliable bus services operate nearby, providing swift access to the city centre and surrounding areas.

The property lies within the catchment areas for Corstorphine Primary School and Craigmount High School. It is also well placed for Edinburgh Napier and Heriot Watt Universities.

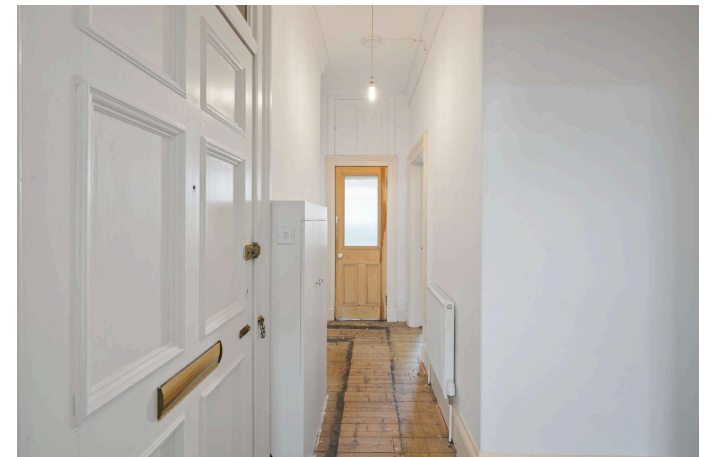
Outside & Gardens

To the rear of the building is a shared communal garden with drying facilities. There is no factor and shared repairs are dealt with jointly by the owners in respect of the communal garden, common stair, walls, boundaries, stonework, rainwater goods and roofing.

Extras

All fitted floor coverings, light fittings, and kitchen appliances are included in the sale.

Council Tax - Band D







131/3 St John's Road, Edinburgh, EH12 7SB



First Floor



Total Area: 78.8 m² ... 848 ft²

All measurements are approximate and for display purposes only.

DMD | SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: property@dmdpartnership.co.uk

T: 0131 316 4666

www.dmdlaw.co.uk

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