

94 Stuart Crescent, Corstorphine, Edinburgh, EH12 8XT



Description

Rarely available and beautifully appointed two bed upper villa, of immense appeal, offering comfortable and light filled living space, ideal for an individual or couple. Forming part of an established development, the property enjoys a tranquil setting, quietly tucked away on a leafy pedestrianised cul-de-sac boasting sunny south-west facing views to the Pentland Hills, and comes with the added attraction of a private garden and allocated parking space.

- Entrance vestibule and stair to hallway
- Living/dining room with pleasant aspect over well-kept communal green
- Well equipped kitchen which comes with integrated appliances
- Two double bedrooms both with fitted wardrobes offering excellent storage space
- Recently refitted shower room featuring a high quality white suite with walk-in shower
- Gas central heating and double glazing ensuring optimum comfort and efficiency
- Attic storage
- Lovely, well tended west-facing rear garden
- Off-road allocated parking space

Extras

The fitted floor coverings, blinds, light fittings, double oven, hob, dishwasher, washer/dryer, fridge and freezer are included.

EPC Rating: C

Factor

There is currently a Residents Association in place and the seller has confirmed a fee of £60 per annum is payable for the upkeep of the communal gardens.



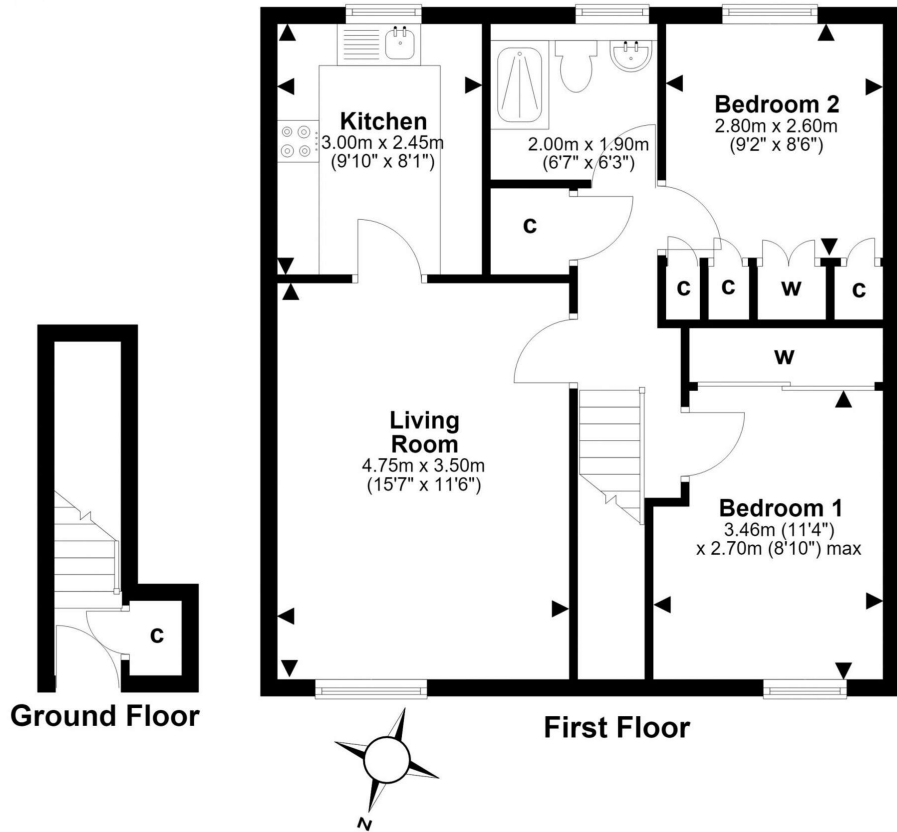
Location

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a large Tesco supermarket, Lidl, Co-op, GP surgery and dental practice all within easy reach. The Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

