



44 Stuart Park  
CORSTORPHINE | EDINBURGH | EH12 8YE

  
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solicitors & estate agents



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Generous and bright mid terraced villa with enclosed rear garden and single lock-up garage, enjoying a tranquil cul-de-sac setting overlooking well maintained open amenity ground. This lovely property is immaculately presented and provides comfortable and light filled semi open plan living space, offering all modern comforts throughout and would represent an ideal home for an individual, couple or small family.

- Entrance hallway
- Dual aspect, semi open plan living/dining/kitchen with feature fireplace and patio doors opening onto enclosed rear garden
- Under-stair alcove which would make an ideal home office space
- Modern kitchen fitted with high gloss units and integrated appliances
- Two double bedrooms, both with fitted wardrobes and leafy outlook from the rear bedroom
- Contemporary shower room with walk in cubicle and vanity sink
- Gas central heating & double glazing
- Fantastic storage options including floored attic with Ramsay ladder access
- Single lock-up garage
- Residents' parking

Energy Rating C. Council Tax band D.

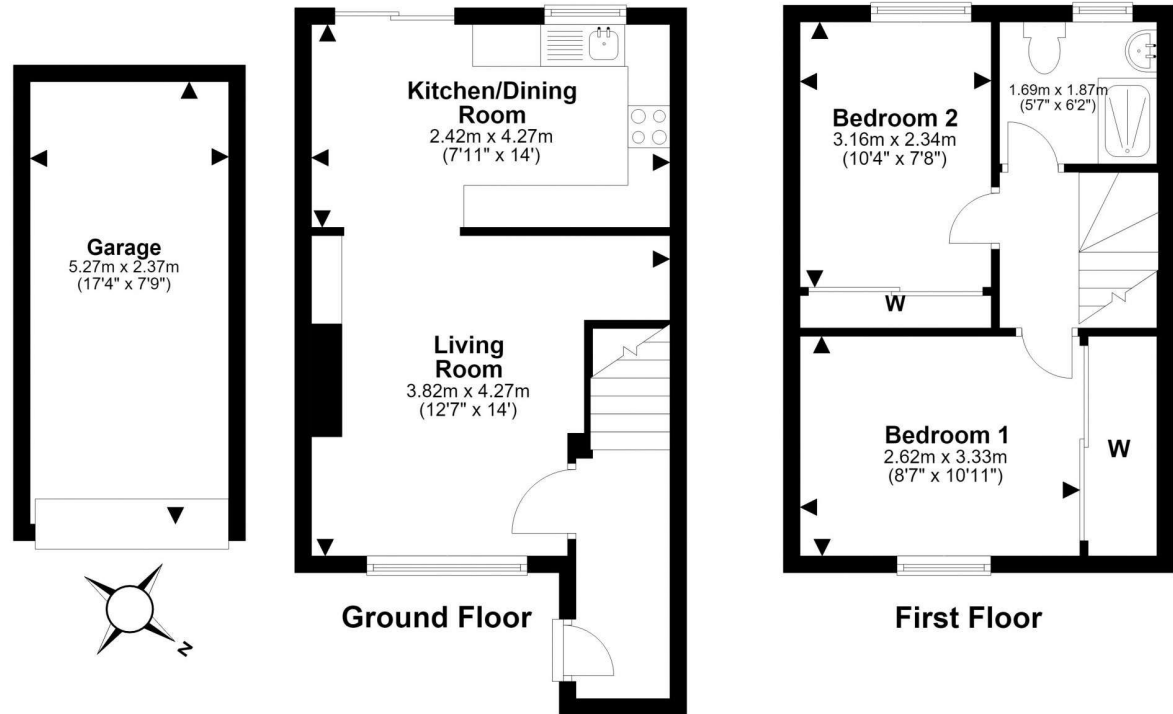
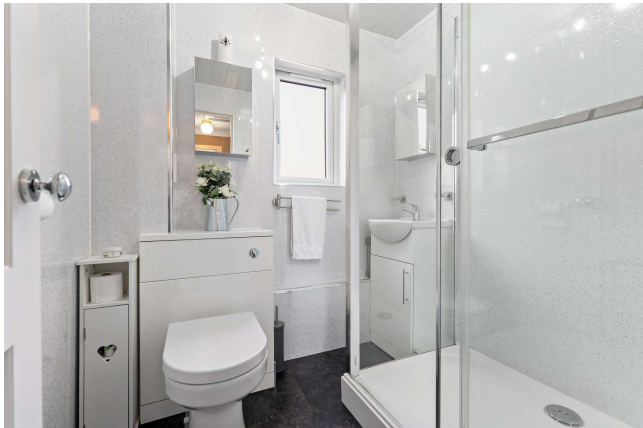
Included in the sale will be all blinds and curtains, white goods, microwave, wall-mounted TV in the bedroom, garden furniture and shed.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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 has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. The nearby 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. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. 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.





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.