



60 The Paddockholm
CORSTORPHINE | EDINBURGH | EH12 7XR


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Set within a popular residential development in Costorphine, Edinburgh, this attractive two-bedroom townhouse offers well-proportioned accommodation arranged over three floors, making it an ideal home for a wide range of buyers.

On the **ground floor**, a welcoming entrance hallway provides access to a useful **utility room**, offering excellent additional storage and practical space. The **first floor** features a bright and spacious **living room**, with ample room for comfortable seating and a dining table, creating a versatile space for both relaxing and entertaining. The adjoining **kitchen** is well equipped with a good range of floor and wall-mounted units, complemented by generous worktop space. On the **second floor**, there are **two generous bedrooms**, both offering excellent space for a variety of furniture arrangements. The accommodation is completed by a modern **bathroom**, fitted with a two-piece suite, separate shower cubicle and associated fittings.

Externally, the property benefits from a **private rear garden**, and residents parking.

- Two bedroom townhouse
- Fully enclosed rear garden
- Residents parking
- Close to local amenities
- Excellent transport links
- Gas central heating
- Double glazing

Energy Rating C, Council Tax D

Factor fees are approximately £300 annually which are payable to Trinity Factors.

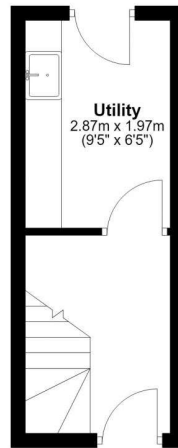
All fixtures, fittings, furniture and appliances are included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

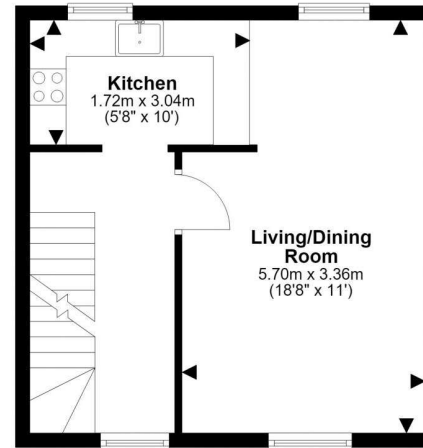


Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. 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.

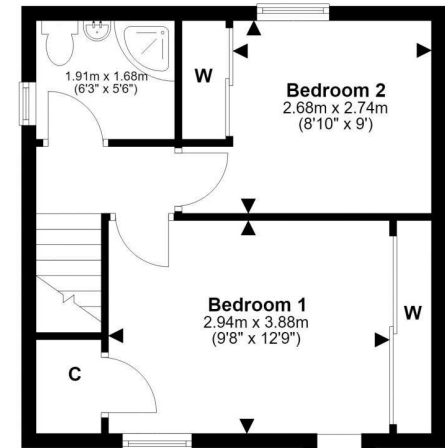




Ground Floor



First Floor



Second Floor



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.