



22 Corbiewynd
DUDDINGSTON | EDINBURGH | EH15 3RP


warners
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Warners are delighted to present this beautifully upgraded two-bedroom main door upper villa, quietly positioned within a cul-de-sac in an established development in the highly desirable Duddingston area. Offering stylish, move-in ready accommodation with a private garden and driveway, the property will appeal to first-time buyers and professionals alike. Accessed via a private entrance, the accommodation opens into a vestibule with stairs leading to a central hallway with useful storage. The bright and spacious lounge/dining room benefits from twin windows, creating a light-filled and inviting living space. The modern fitted kitchen is positioned to the rear and offers a good range of units, integrated appliances and space for freestanding appliances.

There are two well-proportioned bedrooms, along with a recently upgraded contemporary bathroom featuring a stylish three-piece suite with elegant gold accents and a shower over bath. Underfloor heating runs through the living room, kitchen, hallway and bathroom, adding a touch of luxury. Externally, the property benefits from a private enclosed rear garden and a driveway to the front providing off-street parking. Further features include an external storage cupboard, a partially floored loft with Ramsay ladder access, gas central heating and double glazing.

Situated close to Arthur's Seat and Duddingston Loch, yet within easy reach of the city centre and Portobello, the location offers an excellent balance of convenience and lifestyle, with a wide range of amenities and transport links nearby. Early viewing is highly recommended.

- Two-bedroom main door upper villa in sought-after Duddingston
- Private main door entrance with vestibule and stairs to upper hallway
- Bright twin-windowed lounge/dining room and modern fitted kitchen
- Two well-proportioned bedrooms (one with storage cupboard)
- Contemporary bathroom with three-piece suite and shower over bath
- Private rear garden and private driveway
- Partially floored loft with Ramsay ladder
- Gas central heating, underfloor heating and double glazing

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

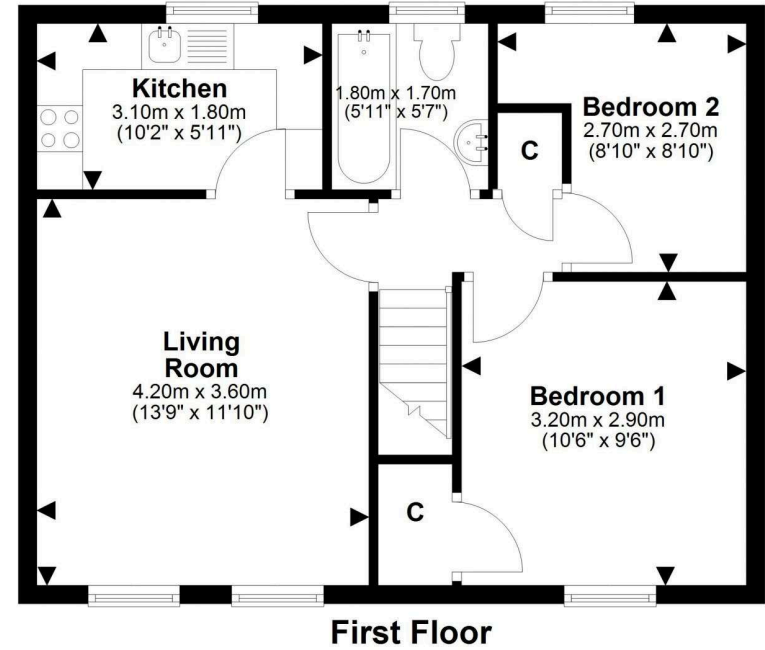
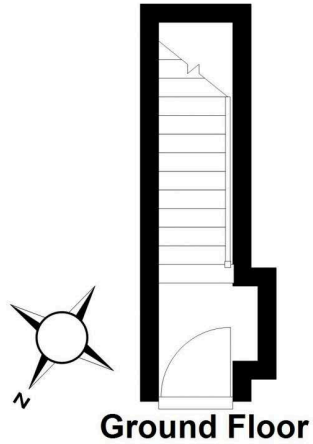


The popular Duddingston area lies a short distance to the east of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, perhaps the most noteworthy being the nearby Edinburgh Fort Kinnaird shopping and leisure complex, which includes Boots and Marks & Spencer retail outlets. Adjoining Portobello also offers a wealth of local amenities and sporting and recreational facilities, which include a swimming pool and leisure centre. There are well reputed schools in the vicinity from nursery to senior level, with the Jewel and Esk Valley College on hand for the more mature student. An efficient public transport network operates to most parts of the town and the City Bypass and main motorway networks are also within easy reach.

Energy rating C. Council tax band C. There is no factor associated with this property.

Extras included in this sale will be Curtains, blinds, light fittings, integrated cooker and hob, freestanding washing machine and fridge / freezer.





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.