



Offers Over  
**£515,000**

## 48 Manse Road

Corstorphine | Edinburgh | EH12 7SP

An exceptionally appealing and rarely available semi detached stone-built cottage, located on one of Corstorphine's most in demand streets, close to superb amenities and transport links

-  3 bedrooms
-  2 public rooms
-  1 bathroom and WC
-  On-street parking and single garage
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band- F



## Description

Available for the first time on the open market the property has been a much-loved family home for decades and boasts charming beautifully maintained garden grounds and a single lock-up garage.

Though well preserved the property would now benefit from a degree of modernisation in places and offers a superb opportunity to create an individually styled family home in the heart of Corstorphine, with excellent potential to extend further.

The ground floor accommodation briefly comprises: entrance vestibule with intricate tiled floor, main hallway with stair to the upper level and convenient downstairs WC off, generously proportioned reception/dining room which is brimming with character and features ornate cornice work and an attractive focal fireplace, versatile dining/family room which is spacious enough to be used as a further downstairs double bedroom if required, well equipped kitchen which has been fitted with a variety of base and wall mounted units, complete with splash tiling, coordinated wipe-clean worktops and a window looking out to the rear garden, a useful sun room/utility, and convenient dual facing downstairs double bedroom.

On the upper floor a light filled hallway with skylight benefits from an abundance of built-in storage and leads to two good sized double bedrooms and a large family bathroom with high quality three piece white suite, tiling to walls and separate shower enclosure.



## Extras

All light fittings, floor coverings, fixtures, white goods and integrated appliances are included in the sale.

## Gardens and Parking

To the front of the house is a delightful intricate hedgerow, a feature of the area for many years and framed by a stone wall with wrought iron railings. To the rear you have a spectacular west facing private garden which has a lovely open feel and includes areas of lawn, well stocked planted beds, beautiful mature trees and paved seating area. The garden is extensive enough to allow for a substantial extension (subject to consents) whilst still retaining a large mature garden. A single garage is located just around the corner and provides excellent off-street parking/overspill storage.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

Manse Road is a delightful street of attractive stone built properties which retains the traditional village feel at the heart of the now thriving suburb of Corstorphine. This highly-regarded area is to the west of Edinburgh city centre and offers a wealth of local amenities including shops and services, cafes, bars and restaurants along with superb local bus services which connect quickly to the city centre and surrounding areas. A wide choice of recreational facilities are available in the area including the delightful green spaces of St Margaret's Park and Corstorphine Hill along with Drum Brae and David Lloyd leisure centres. Well regarded schooling is available from nursery to secondary level.





Approx. Gross Internal Floor Area 154 Sq M / 1657 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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