



2F2, 1 Victor Park Terrace
Corstorphine, EH12 8BA

deans 
Solicitors & Estate Agents LLP



SECOND FLOOR FLAT

- Living Room/ Kitchen
- Two Double Bedrooms
- Bathroom
- Communal Rear Garden
- Free On-Street Parking
- Double Glazing & GCH
- EPC Rating – C



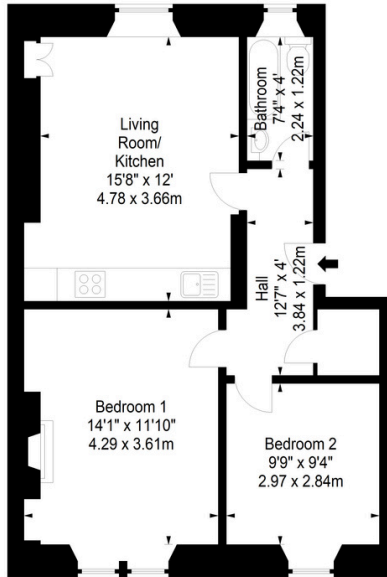
Forming part of a traditional tenement building, this beautifully presented second-floor flat combines charming period features with modern comfort and is located in the highly sought-after area of Corstorphine. The property is conveniently located near a wide range of local amenities, including shops, cafés, and restaurants. It also benefits from excellent public transport connections to the city centre and surrounding areas, with easy access to the city bypass. The property is presented in excellent move-in condition and offers well-proportioned accommodation throughout. Ideal for young professionals or first-time buyers, it comprises a welcoming entrance hallway, a bright and stylish living room with fitted kitchen, two generously sized double bedrooms, and a bathroom complete with a shower over the bath. Externally, there is a well-maintained communal garden to the rear of the property with on-street parking available. The property features double glazing and gas central heating. Included in the sale are the: fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided.



Victor Park Terrace,
Edinburgh,
Midlothian, EH12 8BA



Approx. Gross Internal Area
597 Sq Ft - 55.46 Sq M
For identification only. Not to scale.
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Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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