



RALPH SAYER
SOLICITORS & ESTATE AGENTS

59 Manse Road

Corstorphine, Edinburgh, EH12 7SR

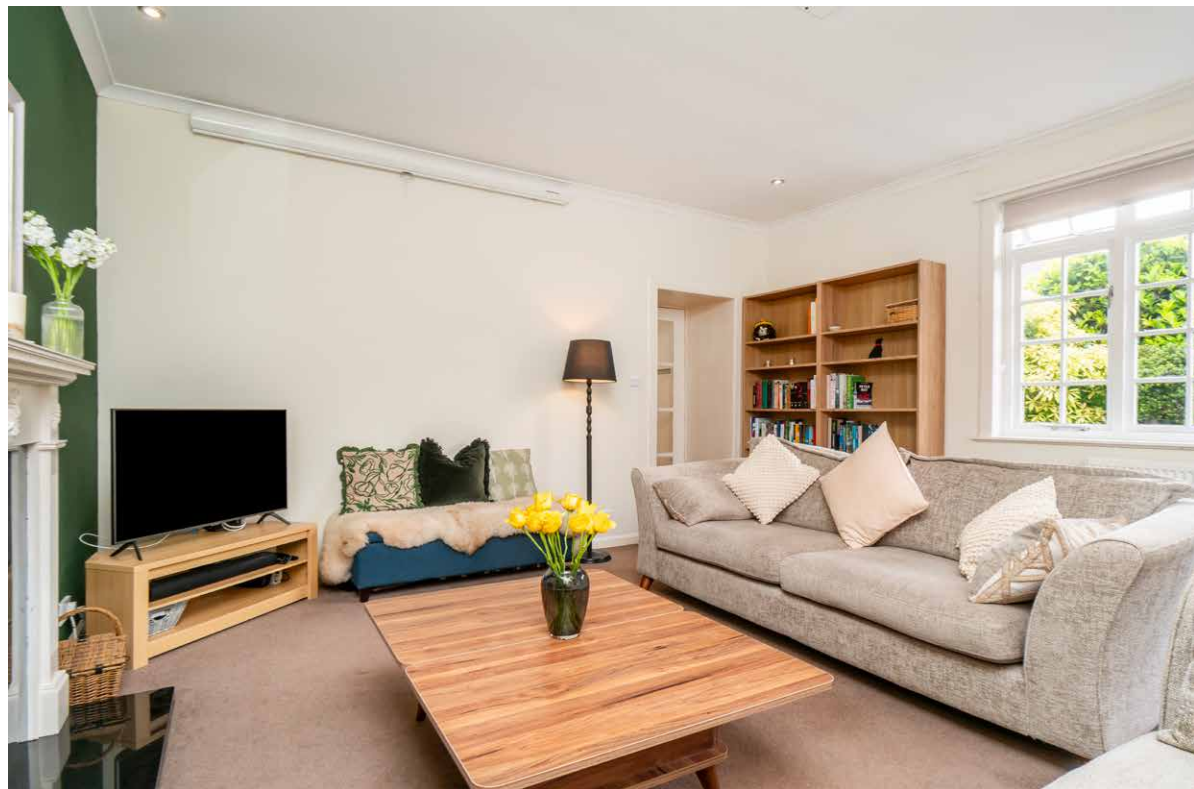
59 Manse Road

Set in the highly sought-after Corstorphine area of Edinburgh, this extended historic end-of-terrace home enjoys a peaceful residential setting close to excellent local amenities, well-regarded schools, scenic green spaces, and superb transport links into the city centre and beyond. The area remains especially popular with families and professionals seeking a balance of greenery and convenience. The property is further enhanced by beautifully maintained private gardens to the front, side, and rear, featuring thriving mature planting beds, established trees, and generous space for seated outdoor dining and entertaining. Bright, flexible interiors and private driveway parking complete this charming and well-positioned home.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note that no guarantees shall be provided in relation to any of the appliances included in the price, as these items are to be sold as seen.

Property Summary

- Extended historic end-of-terrace house
- Set in the city's highly sought-after Corstorphine district
- Attractive, modern interiors
- Entrance hall with stairwell and storage
- Generous dual-aspect living room with sliding door to the garden
- Separate, sunny dining room with an internal store
- Modern breakfasting kitchen with garden access
- Large main bedroom with a sunny aspect
- Versatile second bedroom
- Three-piece shower room
- Mature private gardens to the front, side and rear
- Private driveway
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - E | Home Report Value - £350,000







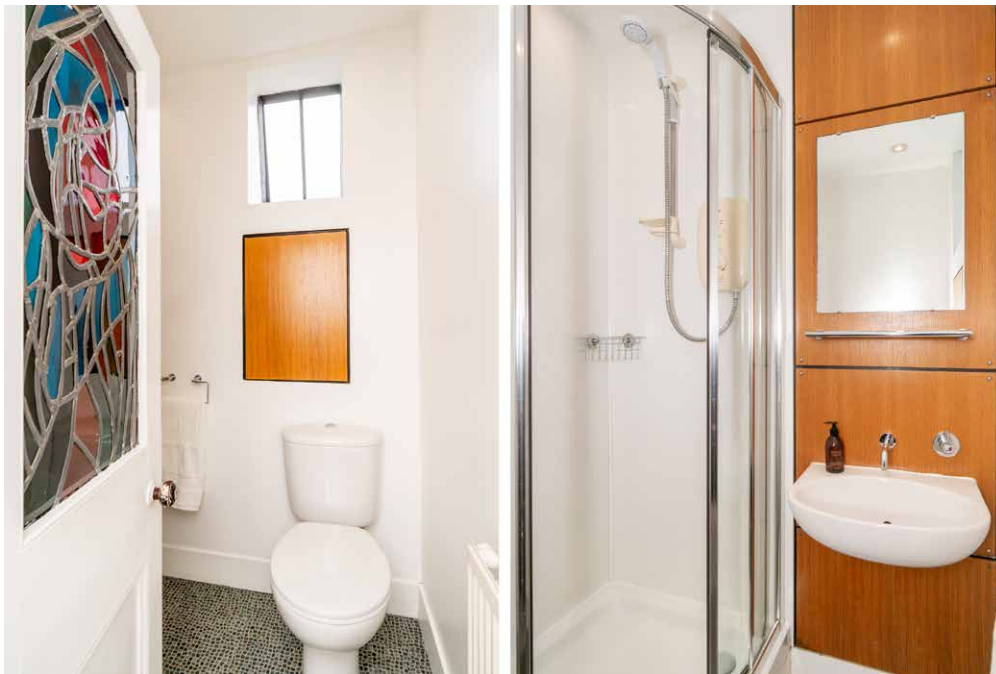
Generous dual-aspect living room with sliding door to the garden, a separate dining room and a modern breakfasting kitchen with garden access







Large main bedroom with a sunny aspect, a versatile second bedroom and a three-piece shower room





Let us help you find your next
dream property!



RALPH SAYER
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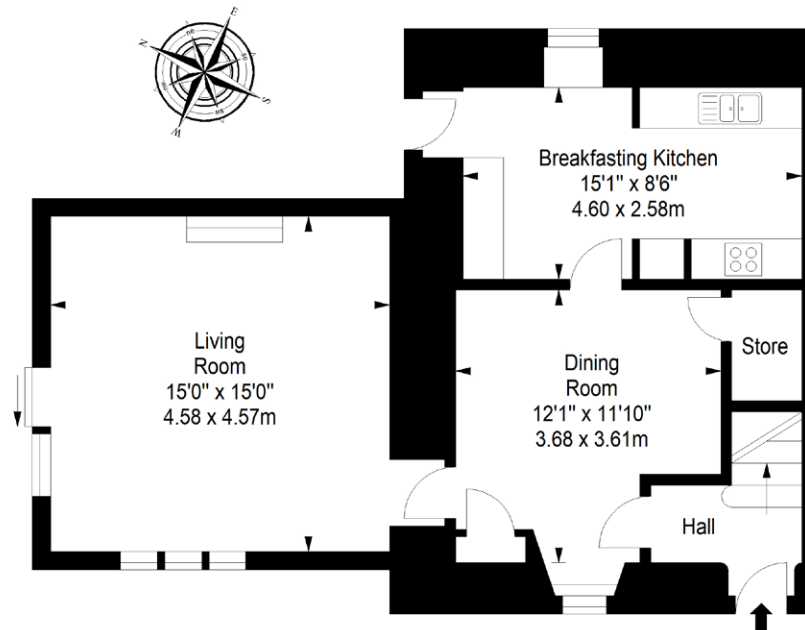
 **CHARTERED FIRM**

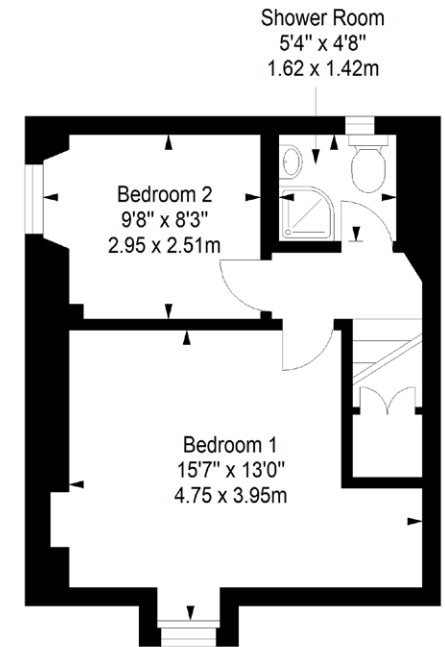
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 57.5 sq. metres (618.9 sq. feet)



First Floor
Approx. 30.0 sq. metres (322.9 sq. feet)



Total area: approx. 87.5 sq. metres (941.8 sq. feet)