



RALPH SAYER
SOLICITORS & ESTATE AGENTS

131/1 St John's Road

Corstorphine, Edinburgh EH12 7SB

131/1 St John's Road

Set within a handsome traditional tenement on St John's Road, this bright, well-presented flat offers a practical layout and an enviable Corstorphine address. The spacious living room retains decorative cornicing and a recessed press, while the contemporary kitchen features exposed brickwork, a Belfast sink, and a range cooker. There are three bedrooms, including a generous principal bedroom with an en-suite shower room, plus a bathroom with a jacuzzi bath and overhead shower. Useful hallway storage, private off-street parking, and access to a leafy communal garden further enhance this appealing home, with excellent local amenities and transport links conveniently close by.

Extras: All fitted floor and window coverings and light fittings, all furniture and kitchen appliances are included. Please note that no warranties or guarantees shall be provided for any of the appliances included in the price, as these items are to be sold in "as-seen" condition.

Property Summary

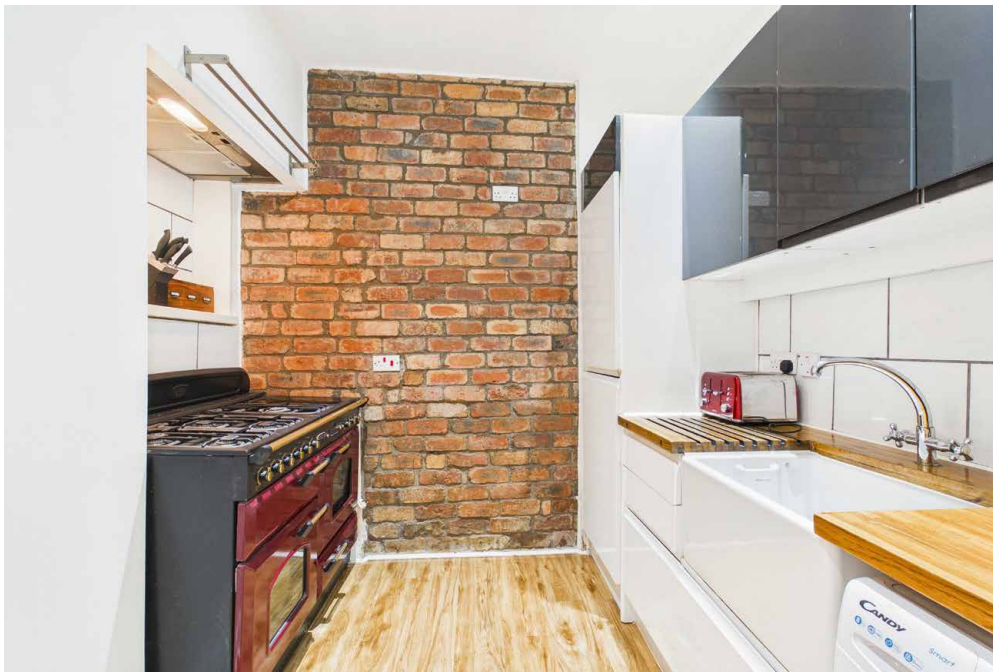
- Traditional three-bedroom flat in sought-after Corstorphine
- Excellent amenities and transport links within easy reach
- Spacious living room with decorative cornicing
- Contemporary kitchen with exposed brickwork
- Generous principal bedroom with en-suite shower room
- Second spacious double bedroom
- Versatile third bedroom with built-in storage
- Bathroom with a jacuzzi bath and overhead shower
- Gas central heating
- Private off-street parking
- Leafy communal rear garden
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £310,000

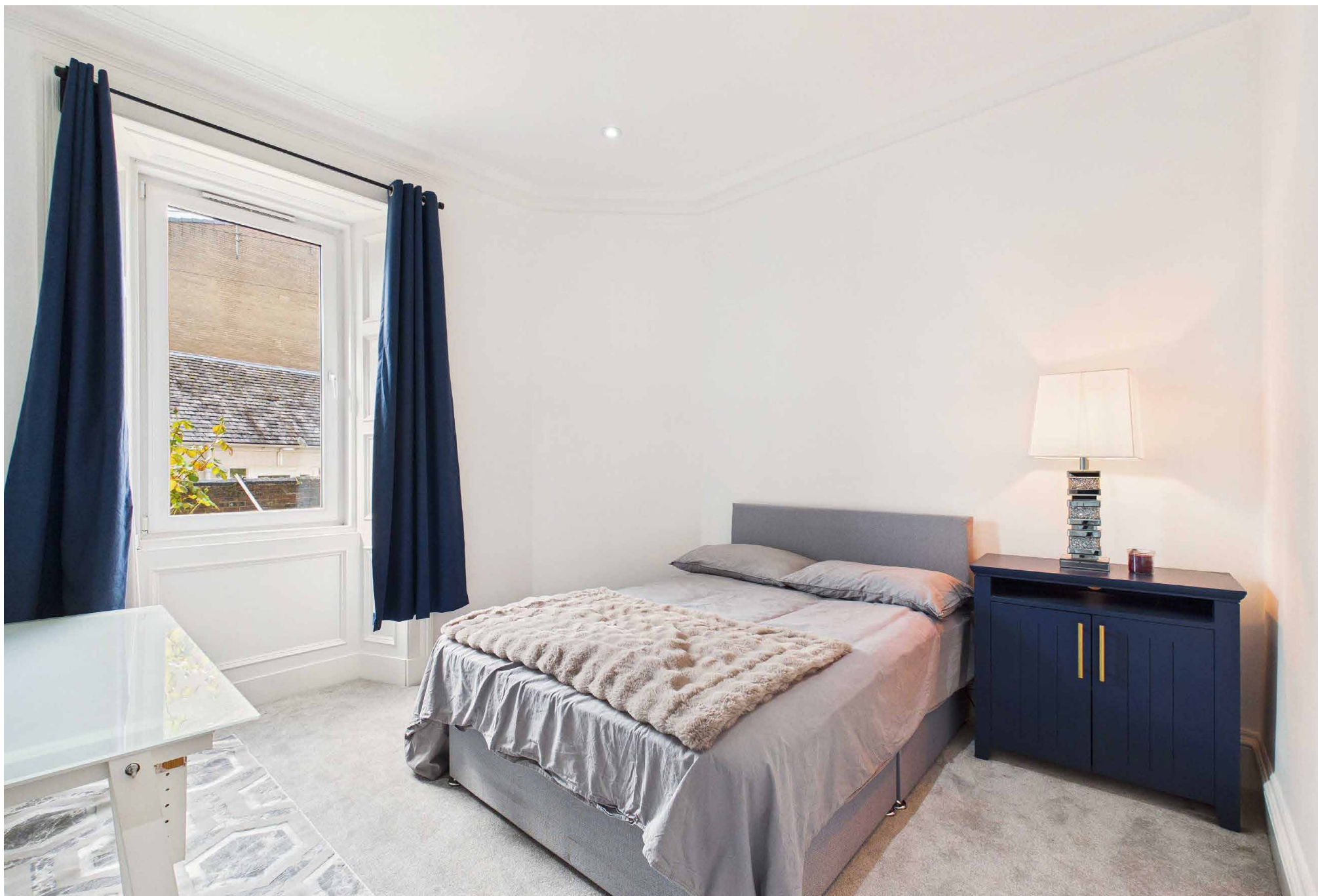






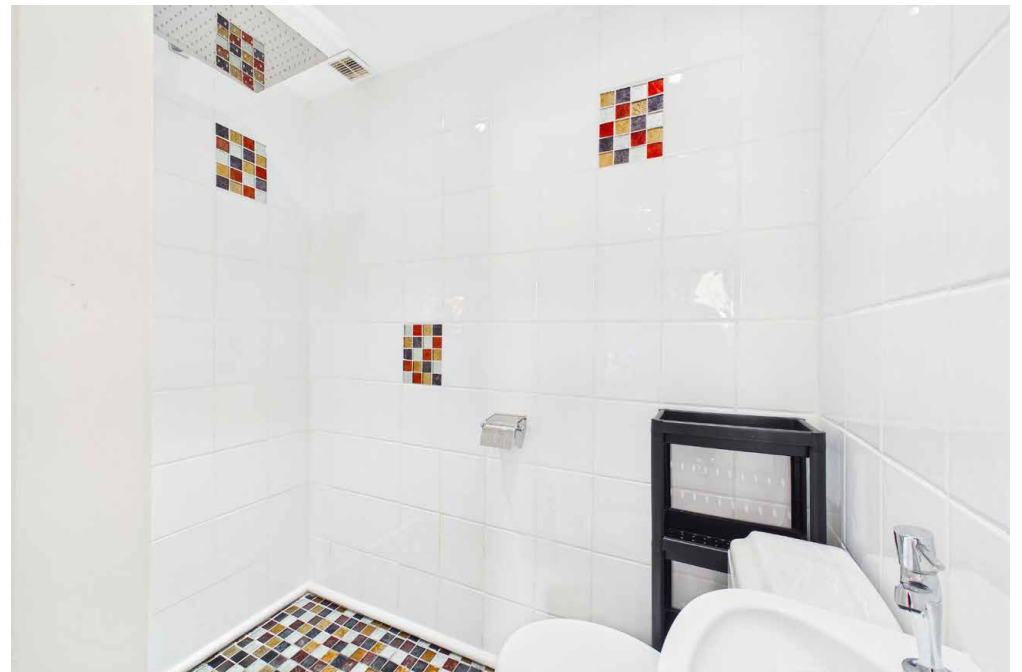
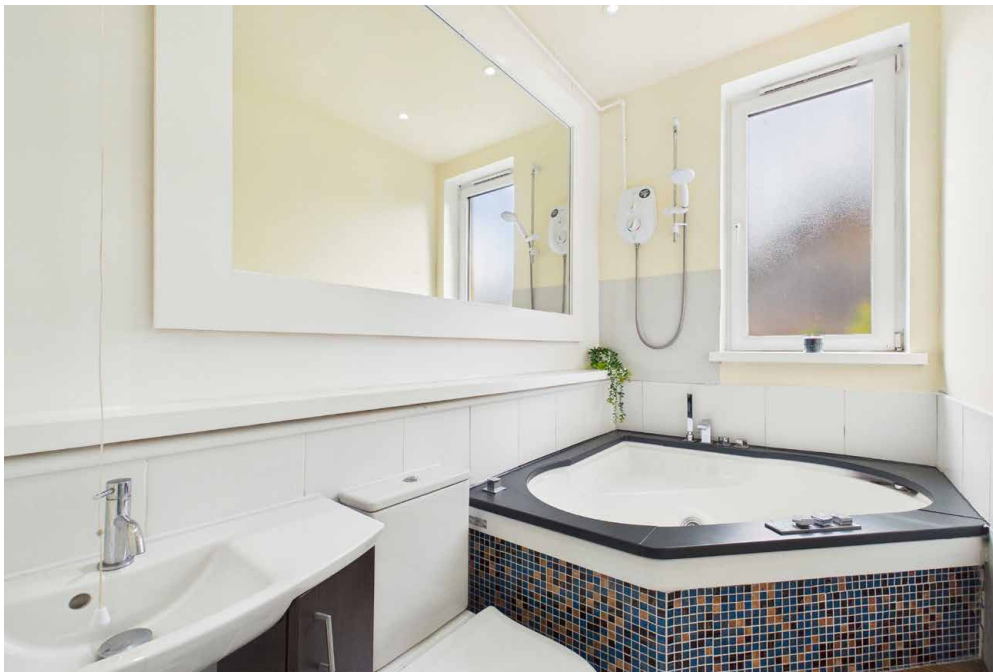
Contemporary kitchen
with exposed brickwork







Three bedrooms, including
a generous principal
bedroom with an en-suite
shower room





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dream property!



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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.

