



*This would make an excellent first time buy or investment in a sought after residential area*



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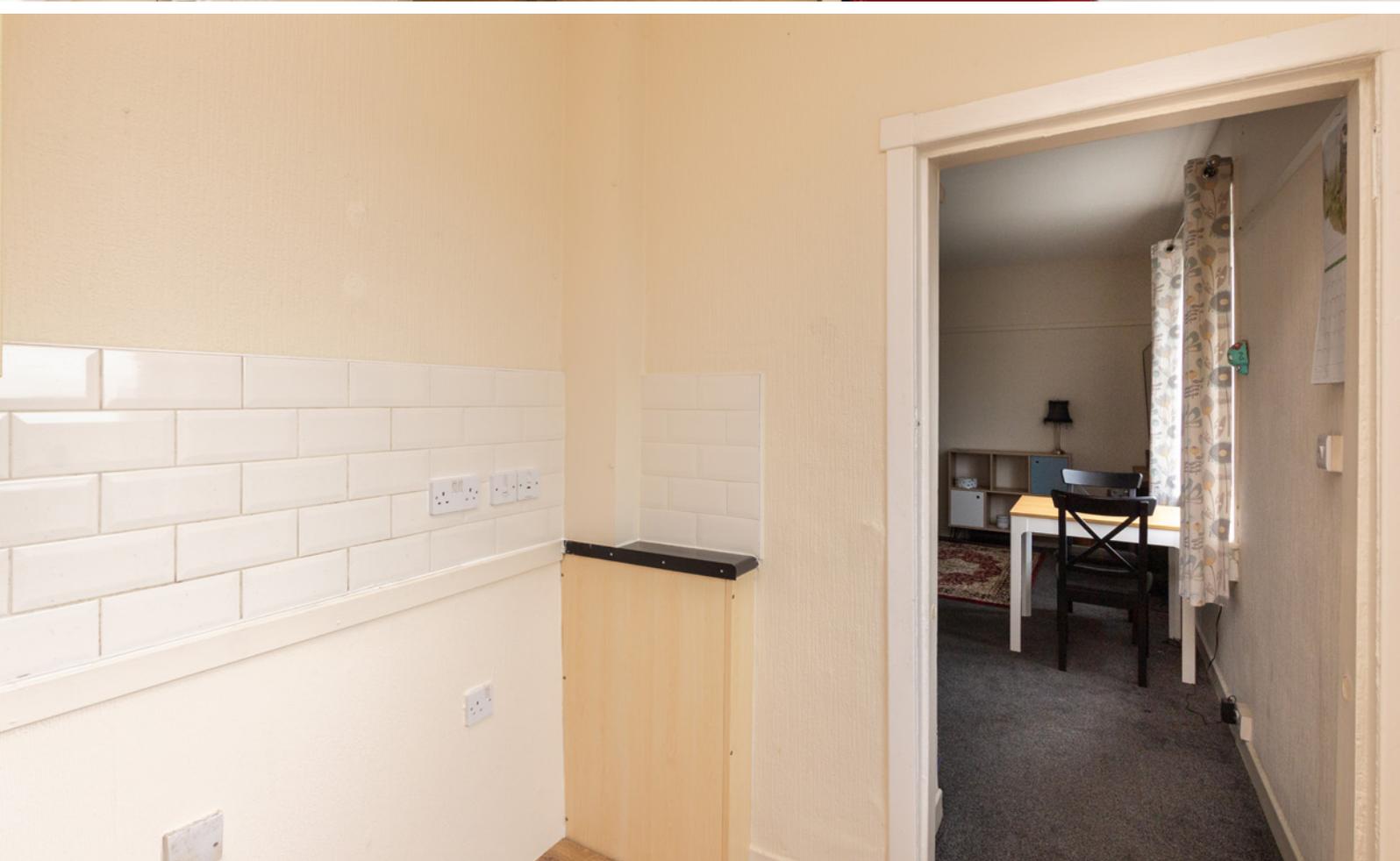
McEwan Fraser is delighted to present this spacious two-bedroom upper villa to the market. Re-configured by the current owners and presented in excellent order, the property enjoys two generous double bedrooms, bathroom, lounge, modern kitchen, utility room, gas central heating, double glazing and a private section of the rear garden. All in all, this would make an excellent first time buy or investment in a sought after residential area. Viewing is highly recommended.

# THE LOUNGE



Internal accommodation is focused on a bright and spacious reception room that overlooks the rear garden. The ample floor space gives plenty of flexibility for different furniture configurations. This will allow an incoming purchaser plenty of freedom to create their ideal entertaining space. The living room also gives access to a handy utility room.

# THE UTILITY



# THE KITCHEN



The kitchen has recently been refitted to an exacting standard and includes a full range of base and wall mounted units arranged around a free-standing range cooker. The kitchen offers plenty of prep and storage space and is finished with stylish stone worktops.





There are two double bedrooms which both face the front of the property. The obvious master bedroom is particularly spacious and neutrally decorated. There is plenty of space for a full suite of bedroom furniture alongside integrated storage. The second bedroom is also a well-proportioned double which further benefits from integrated storage.

# BEDROOM 1

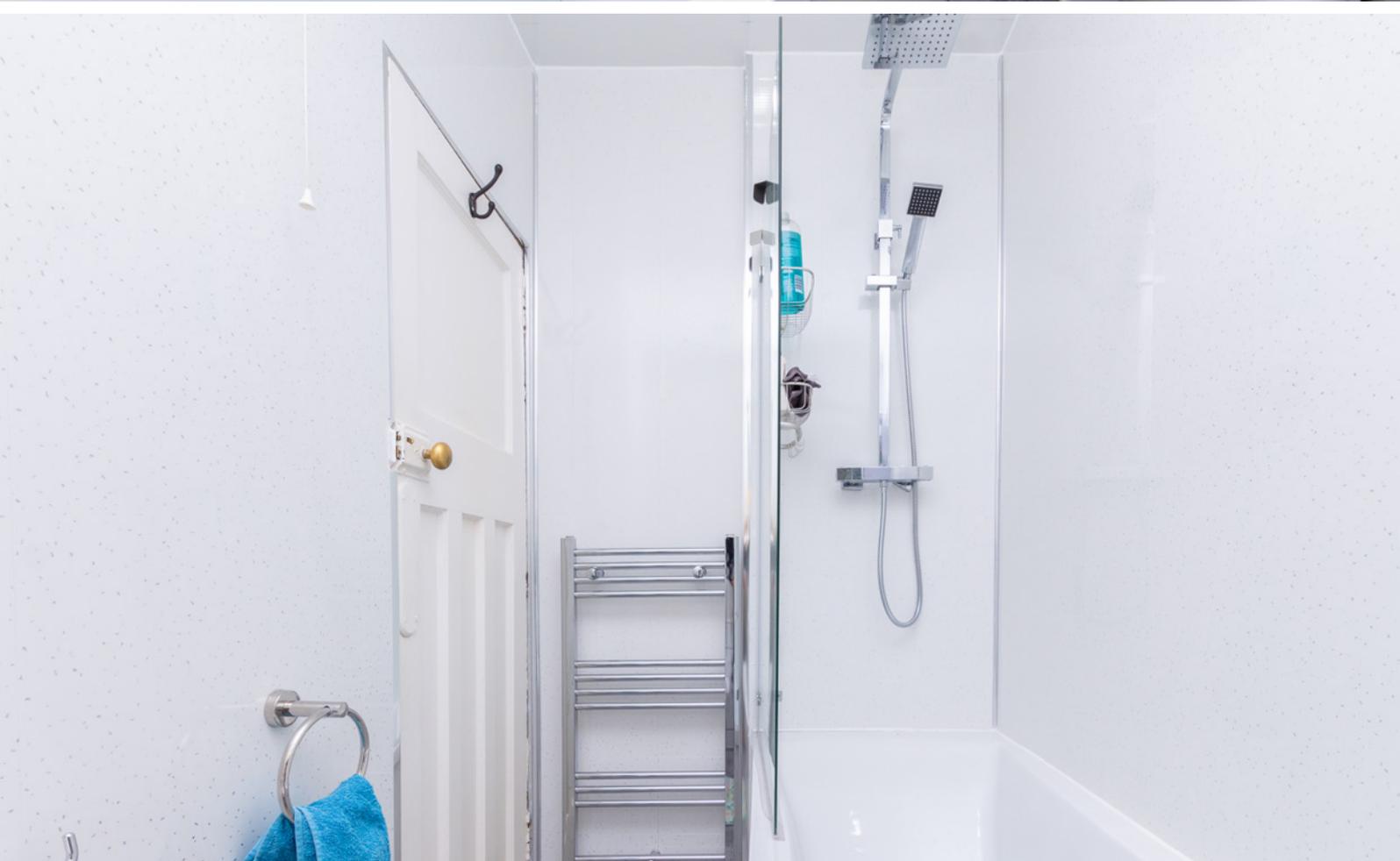
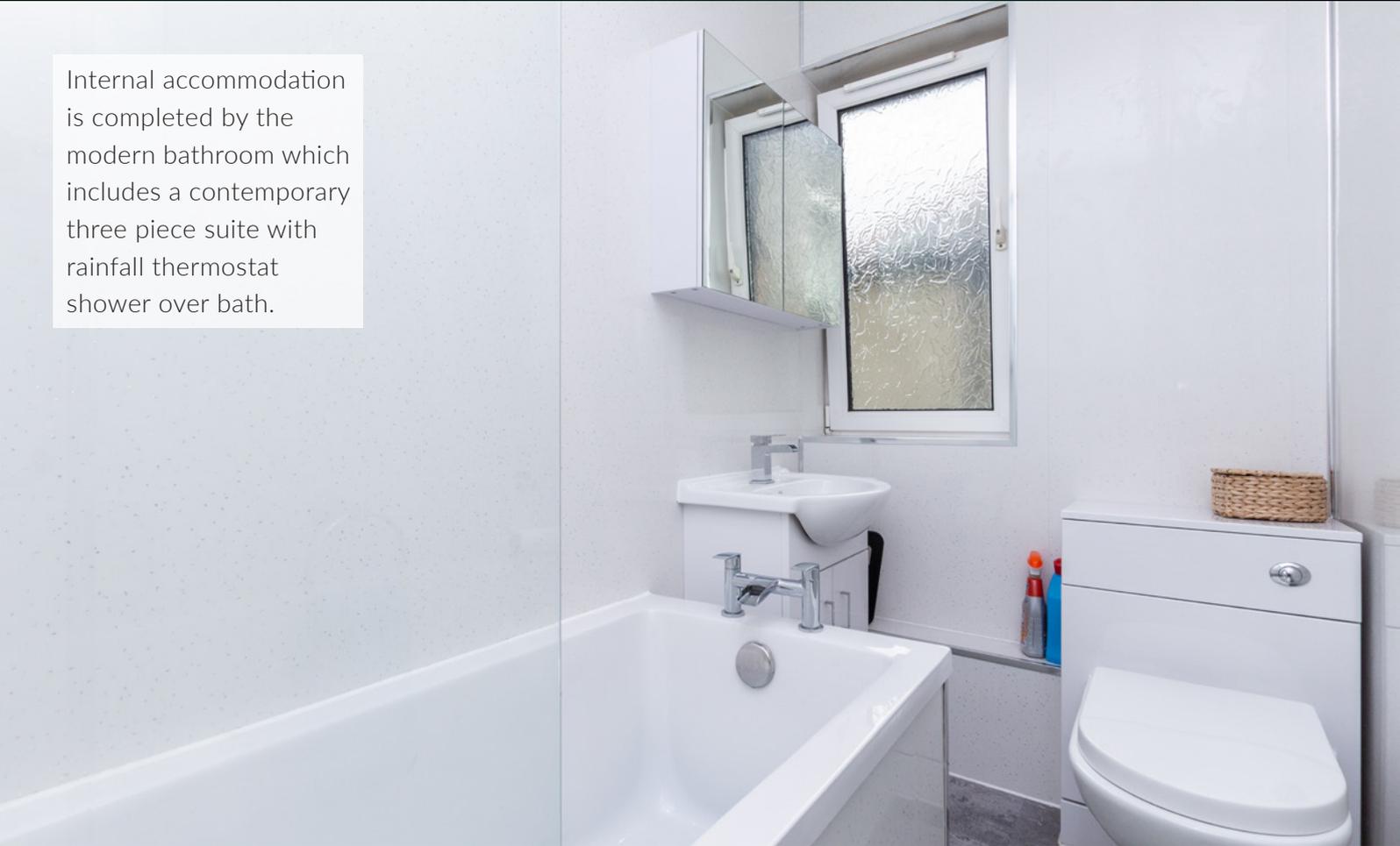


# BEDROOM 2



# THE BATHROOM

Internal accommodation is completed by the modern bathroom which includes a contemporary three piece suite with rainfall thermostat shower over bath.

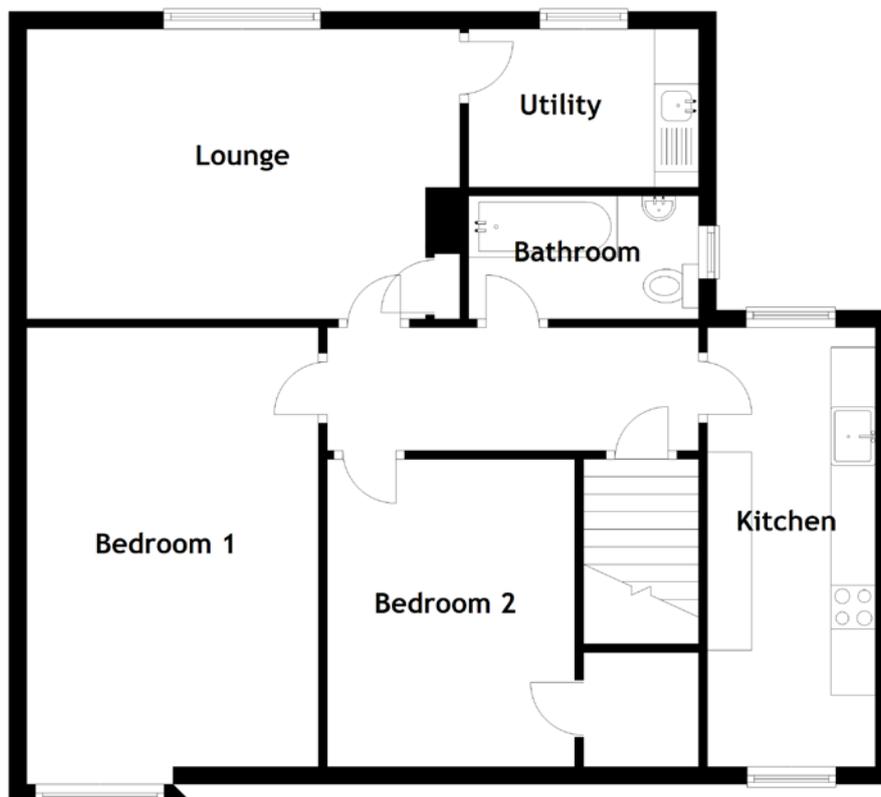


Externally, there is a generous private garden to the rear which is a real sun trap.

# THE GARDEN



# FLOOR PLAN, DIMENSIONS & MAP

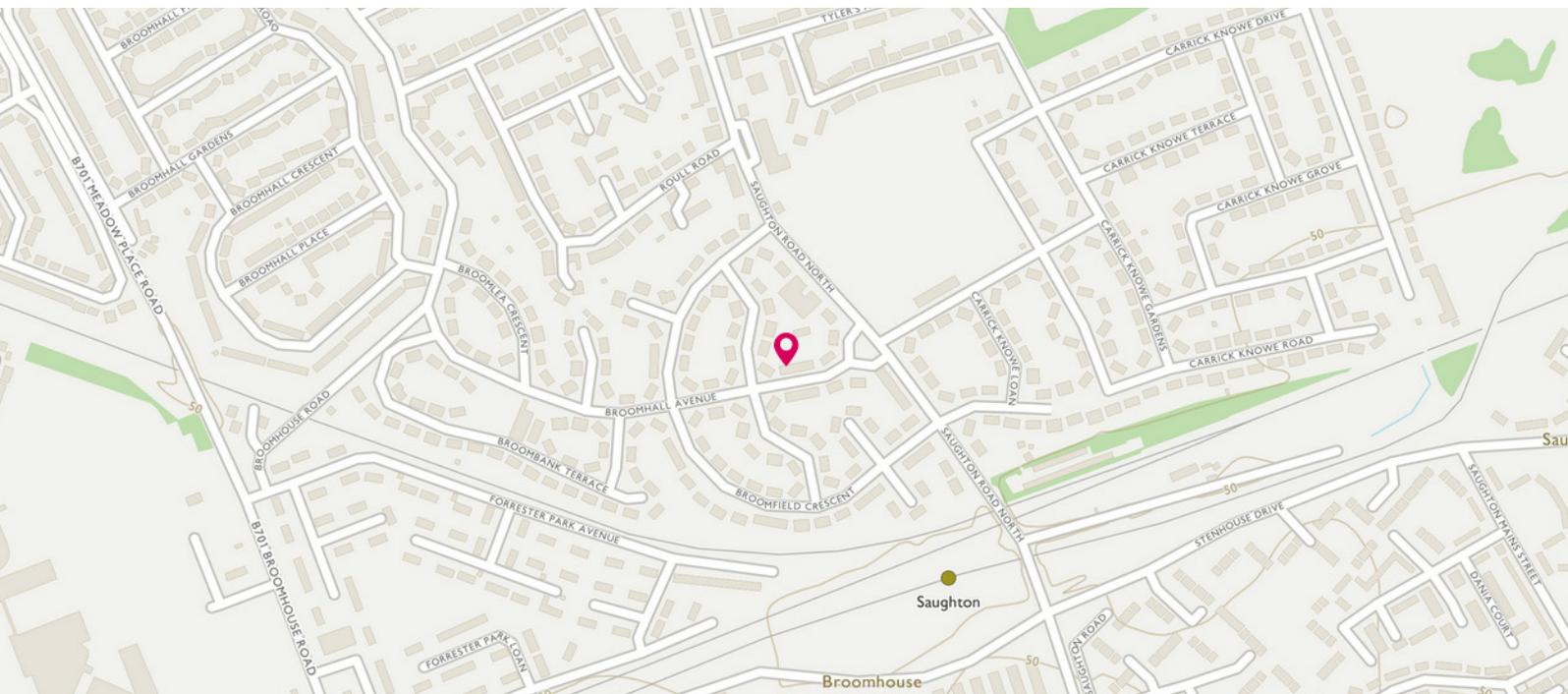


Approximate Dimensions  
(Taken from the widest point)

Lounge	4.90m (16'1") x 3.30m (10'10")
Utility	2.60m (8'6") x 1.80m (5'11")
Kitchen	5.00m (16'5") x 1.90m (6'3")

Bedroom 1	5.20m (17'1") x 3.30m (10'10")
Bedroom 2	3.50m (11'6") x 2.80m (9'2")
Bathroom	2.50m (8'2") x 1.30m (4'3")

Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

Corstorphine is a desirable residential area approximately four miles from the City Centre. The area enjoys a close-knit community spirit, with a superb range of shopping outlets to be found in Corstorphine Village itself.





Further shops can be found at the Gyle Complex, with Hermiston Gait just a little further afield. The flat is also beautifully positioned for those working at the Edinburgh Business Park and the Royal Bank of Scotland Headquarters at Gogar.

Leisure wise the choice is excellent and includes a number of bars and restaurants, a health and sports club and a multitude of organisations to cater for both adults and children alike. Schooling is well represented from nursery to senior level, with Stevenson College on hand for the more mature student.

There is easy access to the M8/M9 networks, M90 and Forth Road Bridge, whilst for those seeking alternative methods of transport, Edinburgh Airport and South Gyle railway station are both close by and the tram is around 5 minutes walk from the property.

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