

21 Corbieshot

EDINBURGH, EH15 3RY



Beautiful three-bedroom semi-detached family home with detached garage and conservatory



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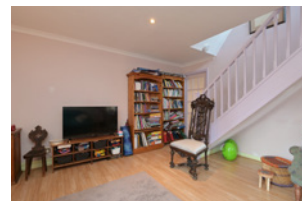


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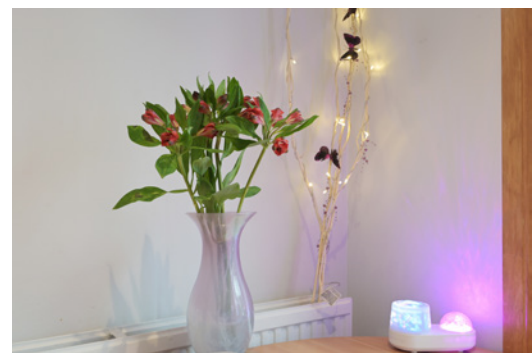
Nestled in the popular residential area of The Jewel, this delightful three-bedroom semi-detached house offers an ideal opportunity for families seeking generous living space, both indoors and out. Well-presented throughout, the property benefits from a large family kitchen, a bright conservatory, and extensive outdoor space, perfect for entertaining or relaxing.

THE LIVING ROOM



The accommodation comprises: a spacious living room filled with natural light, a modern open-plan kitchen/dining area ideal for family life, and a lovely conservatory overlooking the rear garden.

THE KITCHEN/DINER



THE CONSERVATORY





Upstairs, there are three well-proportioned bedrooms and a stylish family bathroom.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



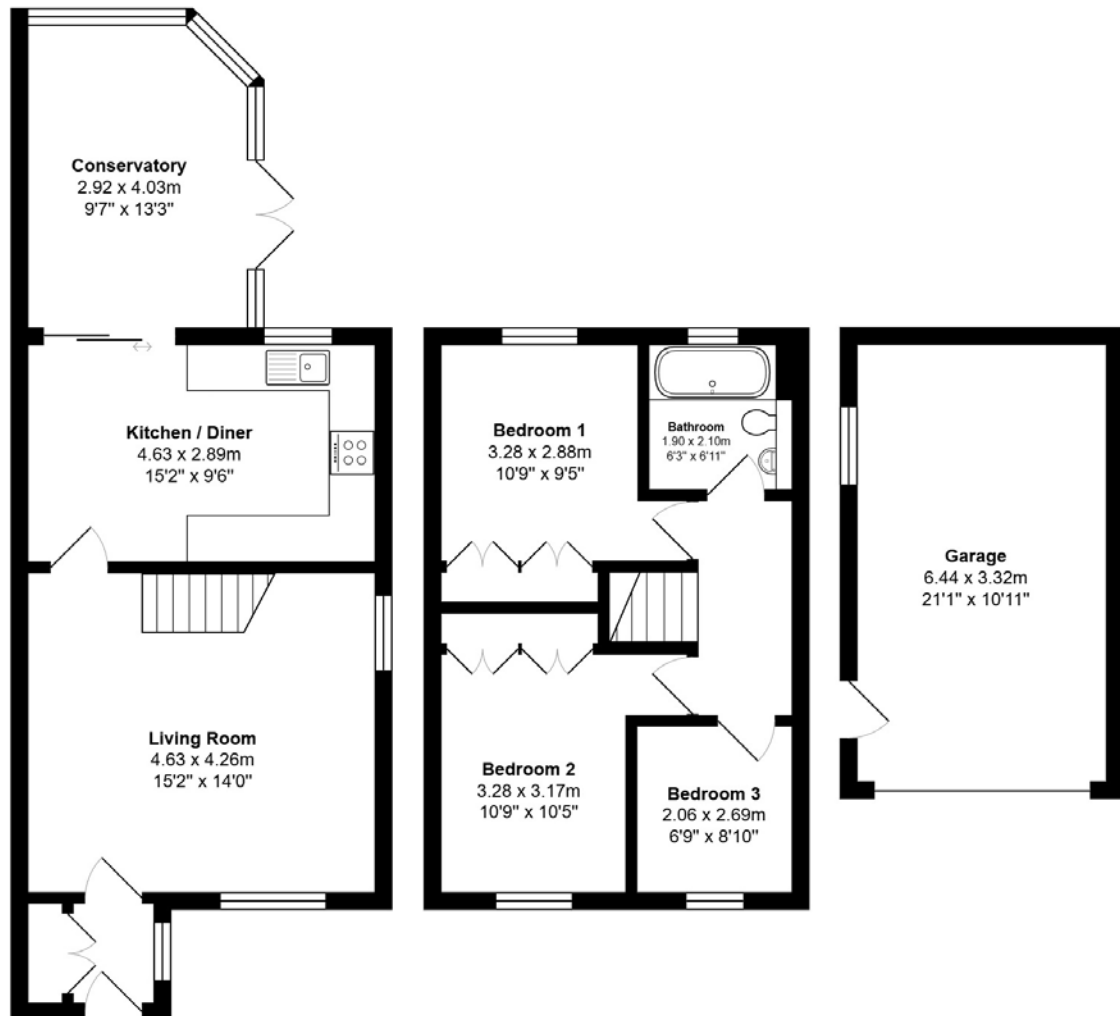
Externally, the property enjoys a large enclosed rear garden, ideal for children and pets, along with a detached garage and driveway providing ample off-street parking.

Located in a sought-after and family-friendly area, The Jewel offers easy access to excellent local amenities, reputable schools, and convenient transport links to Edinburgh city centre and beyond. This is a superb family home offering space, comfort and flexibility. Early viewing is highly recommended.

EXTERNALS

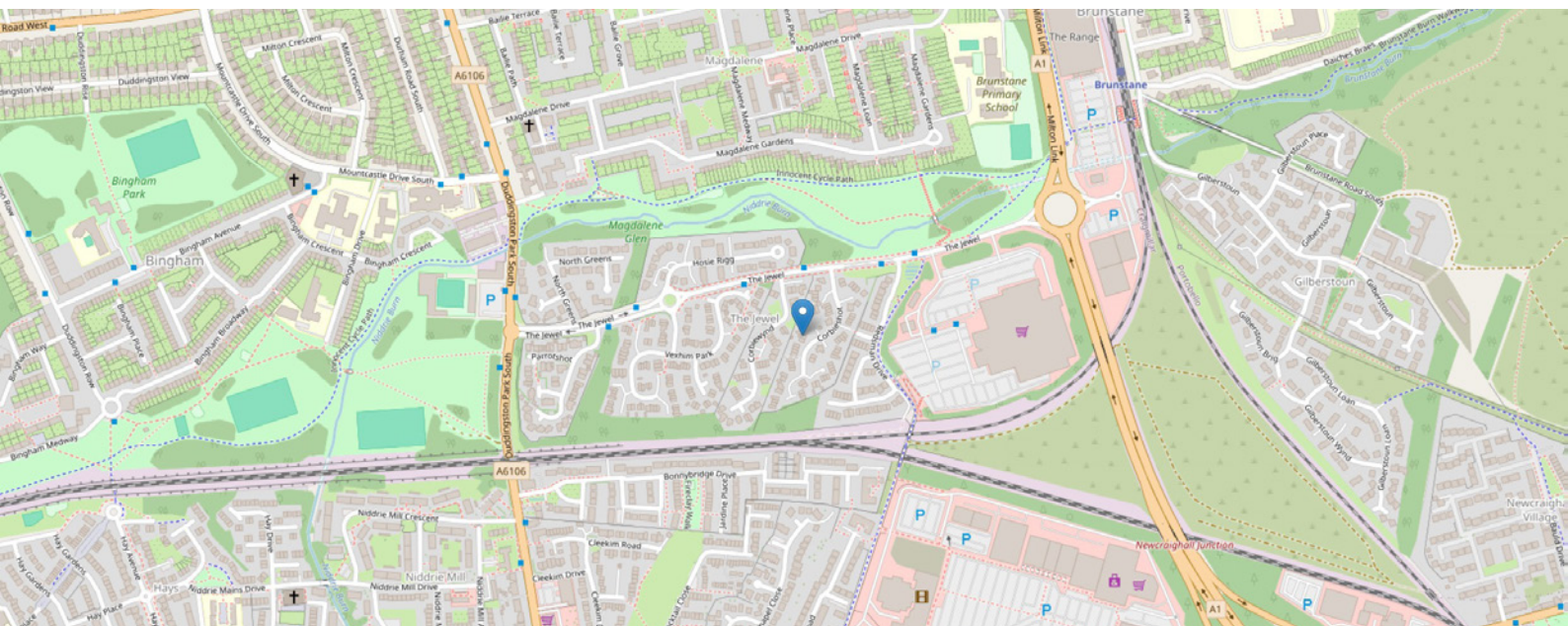


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 79.5m² | EPC Rating: C



THE LOCATION

Duddingston is a popular residential area of Edinburgh, which has a good range of local shops and services and is convenient for easy access to the Walmart Asda at the Jewel, as well as Fort Kinnaird Retail Park, which has a multitude of stores.

There are primary and secondary schools locally, and the Jewel & Esk Valley College is also easily accessible from here. Regular bus services operate from this area to and from the City Centre and many other parts of the city and some surrounding areas, giving easy access to the many cultural, educational and recreational venues.

Duddingston is well placed for easy access to the city bypass and, thereon, to the A1, the Scottish motorway network and Edinburgh International Airport.



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