




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

40/1 Corstorphine Road

EDINBURGH, EH12 6HS

The Location

EDINBURGH, EH12 6HS

This property is situated on the cusp of the Murrayfield and Corstorphine district of Edinburgh, ideally placed for local shopping, transport, educational and recreational facilities. The area comprises a variety of substantial stone-built properties of considerable presence and character, most of which date back to before the turn of the century. In addition to the richness of its architecture, Murrayfield has a welcoming family community. Despite its tranquillity, Murrayfield's central location provides excellent road networks and public transport links, most notably to Edinburgh airport and the city centre. The West End lies around three miles away, placing the city centre within walking distance.

Murrayfield boasts two excellent golf courses, an active tennis club, the Ice Rink and Murrayfield Stadium. Nearby Roseburn serves the area with local shops and Roseburn Park is a hub of leisure activity. The Water of Leith Walkway, Corstorphine Hill and the Edinburgh cycle network are all within close proximity. There is an excellent bus service a few minutes from the property which will take you east into the city centre and beyond or head west to Edinburgh Airport and the outskirts. The Edinburgh City Bypass is within 10 minutes' drive from the property and provides access to a number of areas within the city and to East Lothian and the A1. The property is also ideally placed for easy access to the M8 and M9 motorway networks. Local state and private schools are also a short distance from the property as is a wide range of recreational facilities.





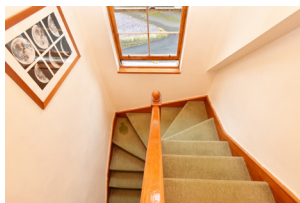
40/1 Corstorphine Road

EDINBURGH, EH12 6HS

McEwan Fraser Legal is delighted to present this opportunity to acquire this character home with scope for further development and modernisation. Well located within the Corstorphine Area of Edinburgh, making for an ideal home and sitting within a gated entrance with parking space and private garden.

The property comprises of an internal entrance hallway leading to well-proportioned rooms at either side of the building. This home has three bedrooms and a living room with a bay window. This living space is open plan to the kitchen, beyond which a glazed door leads to the bedroom wing and upper floor. This inner hall has an unusual feature of a shower cubicle built into a cupboard close to bedroom three. There is also the family bathroom on this floor. The staircase rises to the attic level where we find two further bedrooms, the Principle bedroom includes another shower cubicle and a wash hand basin with vanity store.

From the entrance vestibule, a spiral staircase leads down to the basement, an ideal opportunity for use as a home cinema for example or a home office, a gym or a workshop... the potential is strong. In this basement, there is a toilet and wash hand basin. Externally the magic continues with a private garden accessed by a path. The garden requires some attention. Viewing of this property comes highly recommended given the high demand for property in the area. Part Exchange is available.







“... character home
with scope for further
development and
modernisation ...”







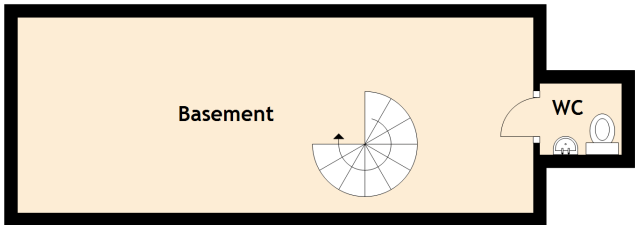




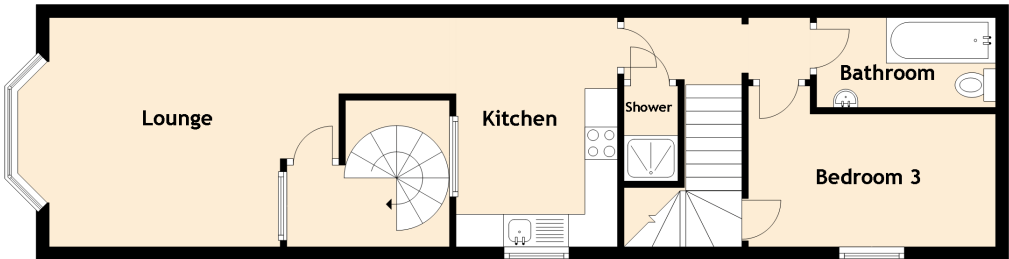
Specifications & details

FLOOR PLAN, DIMENSIONS & MAP

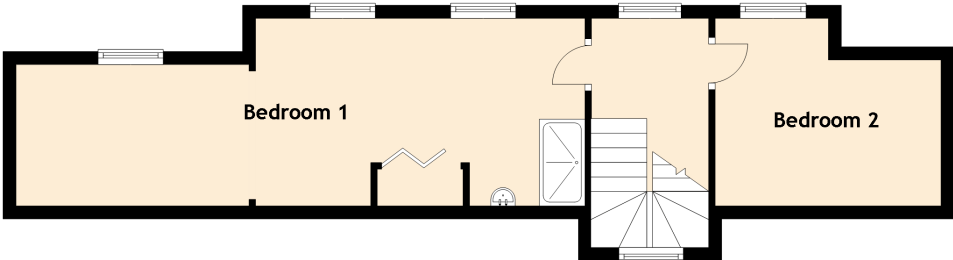
Basement



Ground Floor



First Floor



Approximate Dimensions (Taken from the widest point)

| | |
|--------------|-------------------------------|
| Basement | |
| Basement | 7.92m (26') x 3.00m (9'10") |
| WC | 1.26m (4'2") x 1.09m (3'7") |
| Ground Floor | |
| Lounge | 6.15m (20'2") x 3.52m (11'7") |
| Kitchen | 3.47m (11'5") x 2.48m (8'2") |
| Bedroom 3 | 3.80m (12'6") x 2.90m (9'6") |
| Shower | 1.46m (4'9") x 0.97m (3'2") |
| Bathroom | 2.90m (9'6") x 1.38m (4'6") |
| First Floor | |
| Bedroom 1 | 8.74m (28'8") x 2.88m (9'5") |
| Bedroom 2 | 3.52m (11'7") x 3.47m (11'5") |

Gross internal floor area (m²): 105m² | EPC Rating: G

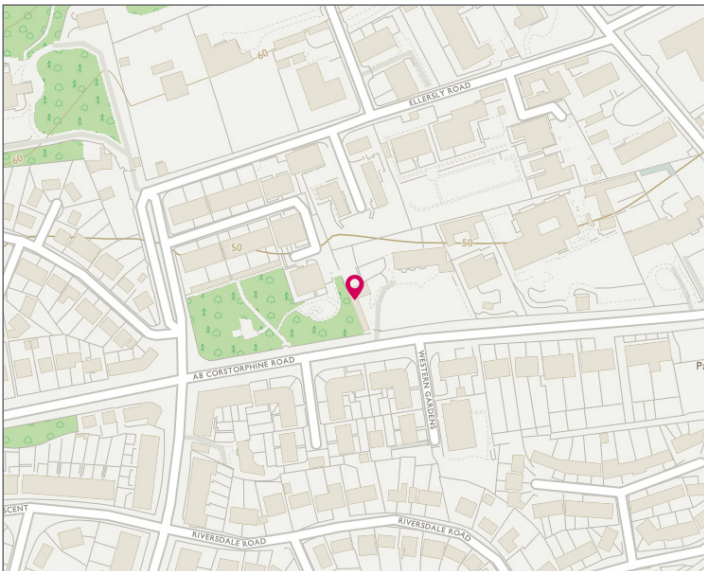


Image credit: <https://www.outlooksurvey.co.uk/compare/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
JAYNE SMITH
 Surveyor



Professional photography
MARK BRYCE
 Photographer



Layout graphics and design
ALLY CLARK
 Designer