




McEwan Fraser Legal

Solicitors & Estate Agents

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11 Lampacre Road

EDINBURGH, EH12 7HU

The Location

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Corstorphine is a popular residential area situated to the west of the city centre and bounded by Corstorphine Hill to the north and Carrick Knowe Golf Course to the east. It is an exclusive residential district, comprising mainly upper and lower villa flats, with good sized gardens to both front and rear.

The main shopping centre in this part of the city is Corstorphine itself, and many would consider this to be one of the city's best served suburban shopping centres providing an exceptionally wide range of facilities and amenities. There are all the usual banking, building society and Post Office services. At South Gyle there is a large branch of Morrisons and Marks and Spencers, as well as several other high street type shops and this precinct could satisfy almost every requirement. Should more extensive shopping facilities be required, they can be found in the city centre.

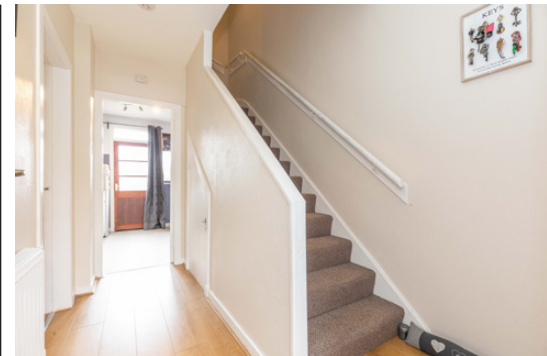
It should be noted that there is a tram station only ten minutes walk from the property providing easy access to both Edinburgh Airport, The City Centre and out onto the M8 to Glasgow or Stirling. Using one of the many and frequent bus or tram services that pass through the district, the West End is only about two and a half miles away.

The property is also less than a one-minute walk to Carrick Knowe Primary School making this an ideal location for the young family.



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An excellent opportunity has arisen to acquire this spacious three bedroom mid terrace house, while being well located within the popular Corstorphine area of Edinburgh, ideal for a first-time-buyer, growing family or as a buy-to-let opportunity. Viewing of this property is highly recommended.

Internally this accommodation is in great decorative order, while briefly comprising; Ground Floor: Entrance hall, living room/dining room and kitchen. First Floor: Three bedrooms and shower room with WC.

The bright and spacious living room benefits from natural light due to the dual aspect windows and a gas fireplace. The kitchen fittings comprise of wall and base units with worktop surfaces. There is also a spacious under stair storage cupboard. Upstairs, three bedrooms comfortably fit double beds plus space for free standing furniture. Finally, the walk-in shower and two-piece suite complete the accommodation.

One of the biggest selling points to this property is the size of the rear garden which is backed onto the school green. The majority garden is boarded by mature shrubs and hedges and is a great size for any family or couple to enjoy.

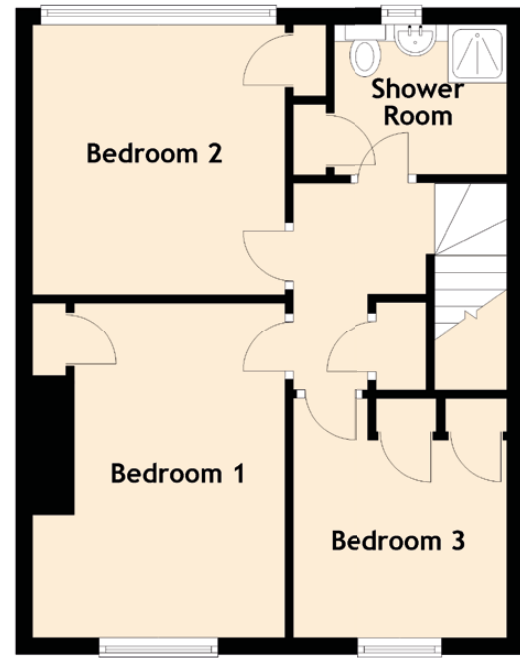
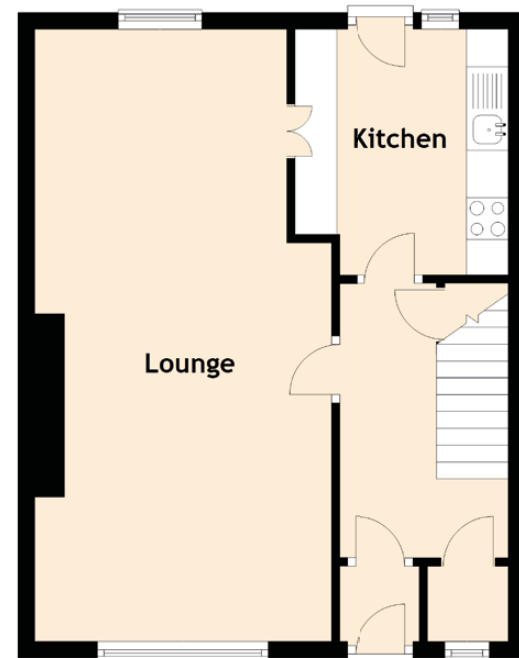
This property also benefits from; gas central heating, private garden to the front of the property and more than adequate on-street parking to accommodate residents and visitors alike.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

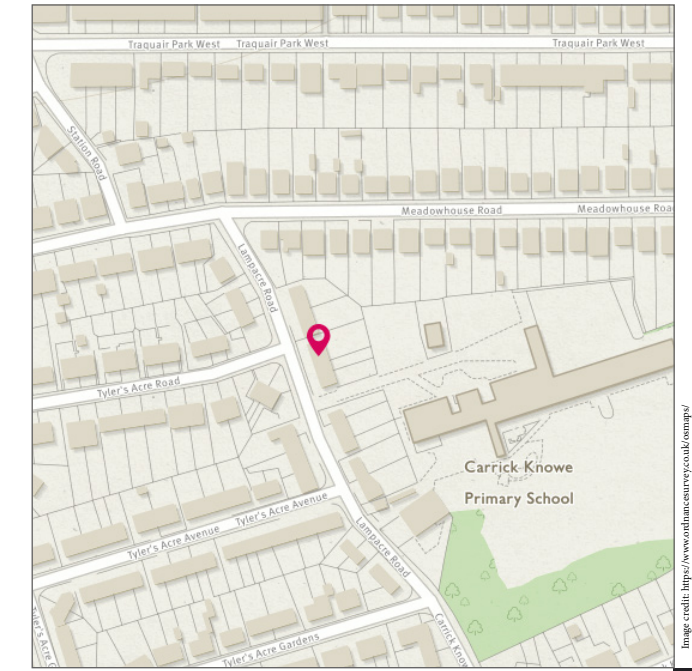


Approximate Dimensions (Taken from the widest point)

Lounge	7.35m (24'1") x 3.55m (11'8")
Kitchen	2.95m (9'8") x 2.57m (8'5")
Bedroom 1	4.00m (13'1") x 3.00m (9'10")
Bedroom 2	3.23m (10'7") x 3.02m (9'11")
Bedroom 3	2.87m (9'5") x 2.83m (9'3")
Shower Room	2.07m (6'10") x 1.80m (5'11")

Gross internal floor area (m²): 85m² | EPC Rating: D

Extras (Included in the sale): All light fittings, floor fittings and blinds are to be included in the sale. Any other item may be available at separate negotiation.






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**Part
Exchange
Available**

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Text and description
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Professional photography
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 Photographer



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