



**4/7 Belgrave Terrace,  
Corstorphine, EH12 6XQ**

**espc**

**ZOOPLA**



**ELP**



**Arbuthnott  
McClanachan**  
solicitors & estate agents



**PrimeLocation.com**



## BRIGHT AND SPACIOUS

### TWO-BEDROOM THIRD FLOOR FLAT



Bright and spacious, two-bedroom, third floor, tenement flat situated in the sought after Corstorphine district in Edinburgh. This flat has an elevated position giving it lovely views across Edinburgh and to the Pentland Hills beyond. The accommodation consists of an attractive lounge, with bay window, original cornicing and a gas fire, a large dining kitchen with stand alone wood units with complementary shelving and larder cupboard. There is a window seat to enjoy the views across Edinburgh and plenty of space for dining. There is also a double bedroom and a single bedroom, ideal for guest accommodation or a home office, and a family bathroom. The hall has a cupola, which fills the space with natural light, and two cupboards. There is a well-kept shared garden to the rear of the property. An early entry date can be arranged.

Entrance stair with entry phone system

Hall

Lounge

Dining kitchen

Double bedroom

Single bedroom

Bathroom

Gas central heating

Double glazing

Shared garden

On-street parking





## CORSTORPHINE

The property is situated within the sought after Corstorphine area of the City, lying to the west of the City Centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a 24-hour Tesco's supermarket. The Gyle Shopping Centre which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencers and Morrisons, to name only a few. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses and within easy reach together with Drum Brae and David Lloyd Leisure Centres. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Queensferry Crossing and Edinburgh's International Airport.



### Extras

All fitted floor coverings, curtains, blinds, light fittings, kitchen units, oven, hob, fridge, washing machine, dishwasher are included in the sale (no warranties given).

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

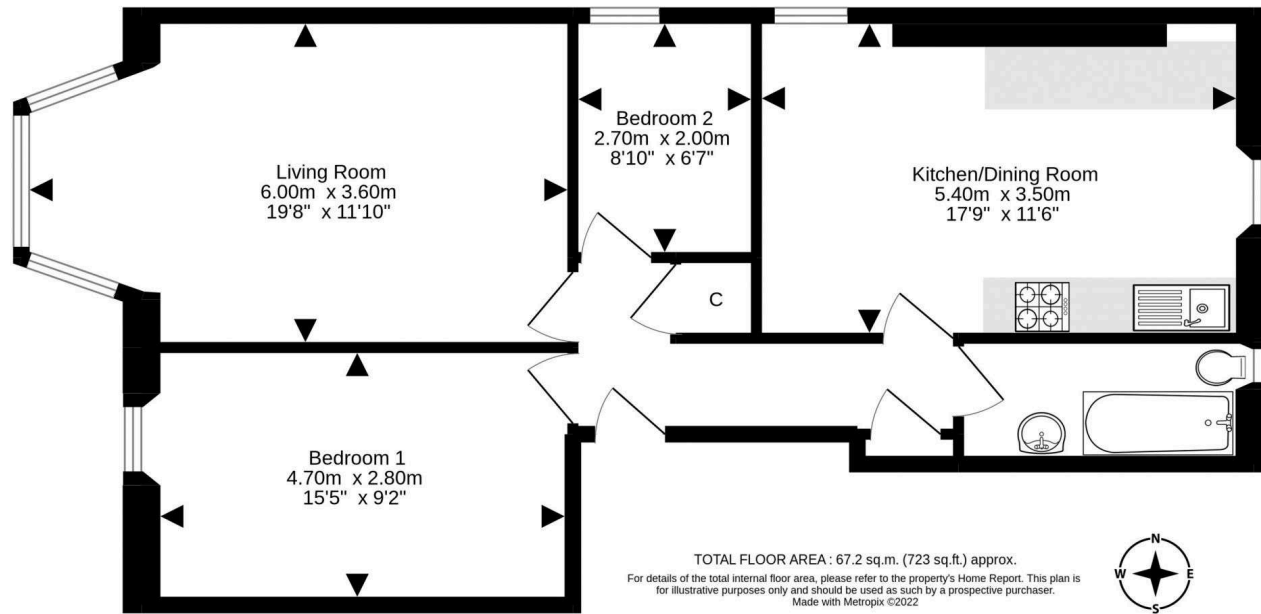
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### Home Report Valuation

£270000

### EPC Rating

E



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