



2/3 Belgrave Terrace, Edinburgh, EH12 6XQ

Description

Beautifully presented, one bedroom and box room style, first floor flat forming part of a traditional stone tenement with lovely views over West Edinburgh and situated in a prime position in Corstorphine. It has extensive amenities and shops nearby and excellent transport connections for commuting to the City Centre, Gyle or Airport. It benefits from beautiful period features including decorative cornicing and high ceilings making the rooms feel bright and spacious. It also has modern double glazing and gas central heating.

The accommodation comprises:

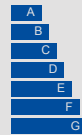
- Entrance hall with two storage cupboards
- Box room / home office
- Good sized front facing double bedroom with window, carpet and cornicing
- Generously proportioned bay windowed sitting room with open press, decorative fireplace, cornicing and westerly aspect
- Spacious rear facing kitchen / dining room with pantry cupboard and fitted with a range of modern white gloss wall and base mounted units and laminate worktops with inset composite sink with drainer; the integrated appliances include an electric ceramic hob with extractor hood and electric fan oven
- Traditionally styled bathroom which is partially tiled and fitted with a three piece white suite with mains pressure shower over the bath; heated towel rail



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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Location

The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops, banking facilities and other social amenities can be found nearby at St John's Road. There is also a large 24 hour Tesco nearby and the Gyle Shopping Centre is only a ten minute drive. Recreational facilities in the area include the David Lloyd Leisure club, Corstorphine Tennis Club and the nearby Corstorphine Hill provides a choice of pleasant walks. It is also well located for motorway connections and Edinburgh airport. Excellent regular bus services to the City Centre are within a short walk. It is in the catchment area for Corstorphine Primary School and Craigmount Secondary School.

Outside & Gardens

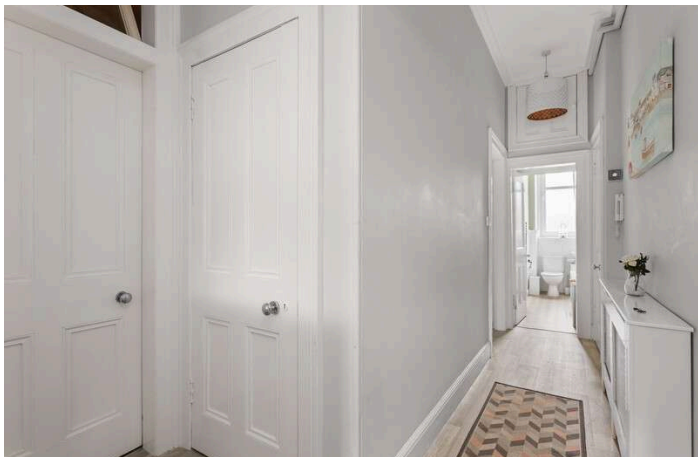
There is a pleasantly landscaped shared garden to the rear of the property, which is mostly laid to lawn. It is maintained by a gardener and the annual cost is approximately £65.

Extras

The fixed floor coverings, blinds, curtains and kitchen appliances are included in the sale.

Council tax

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.





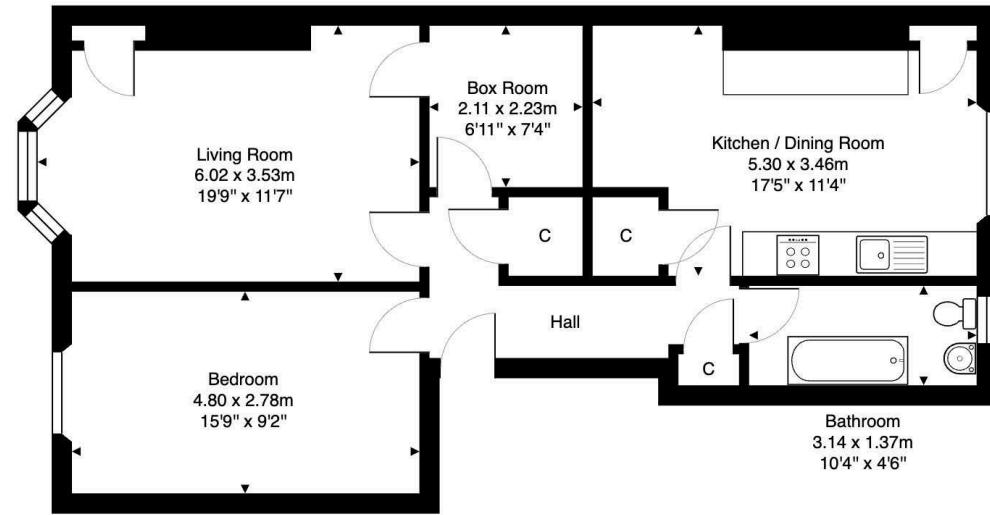




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Total Area: 68.5 m² ... 737 ft²

All measurements are approximate and for display purposes only



First Floor

DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
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