



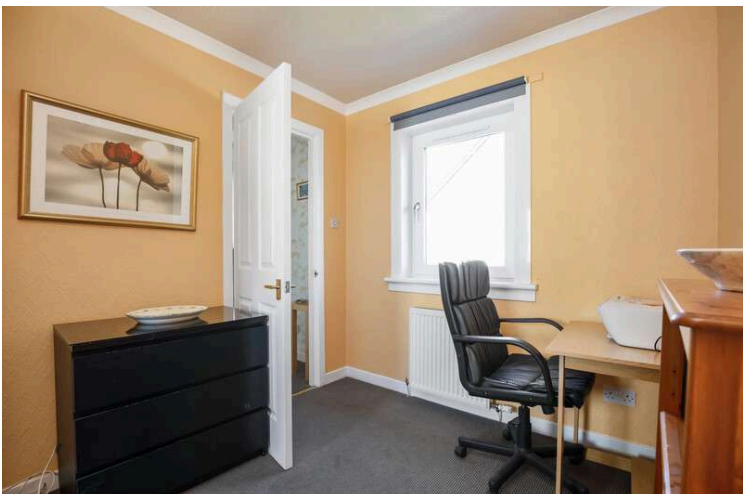
86 The Paddockholm, EDINBURGH, EH12 7XR

www.mcdougallmcqueen.co.uk



This seldom available property type is now available to the market. Set in a quiet desirable residential development within Corstorphine and offering good family size accommodation with excellent amenities close by and good transport links to the city by-pass. A superb first-time purchase for a couple or small family and must be viewed to appreciate the many fine features. This beautifully presented home commands delightful views across the city skyline to the Pentland Hills from the bedrooms and has a lovely natural light. The accommodation briefly comprises a welcoming entrance, spacious lounge with double doors to the conservatory, open plan well equipped kitchen/dining area. On the upper level are the three bedrooms and modern bathroom. The property has excellent storage, including attic space and a useful outdoor cupboard at the main door and benefits from gas central heating, solar panels, double glazing and a private rear garden and garden space to the front. To the rear of the property is an allocated space and ample visitor parking.

- Charming semi detached family home
- Located in a desirable residential development
- Spacious lounge, conservatory & kitchen/dining
- 3 bedrooms and bathroom
- Gas central heating & double glazing
- Private parking space and visitor parking



Location

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, Sainsbury's and Scotmid. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South

Extras

Included in the sale are the light fittings and window coverings.

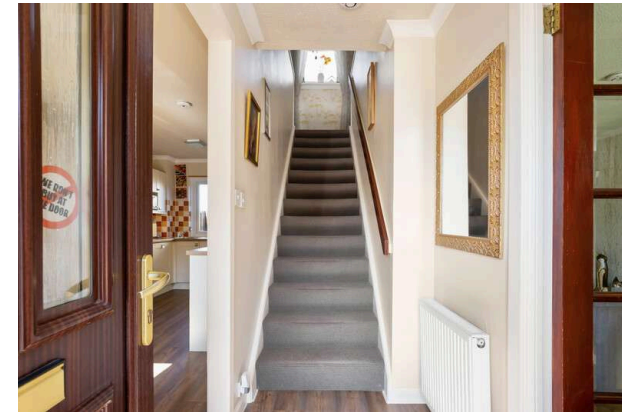
Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

