










Offers Over  
**£170,000**

## 45 The Paddockholm

Corstorphine | Edinburgh | EH12 7XP

A fantastic opportunity has arisen to purchase this impressive main door flat forming part of an established leafy modern development within a sought-after residential area of Corstorphine close to excellent day to day amenities and commuter links. The property would undoubtedly appeal to first time buyers, professionals, buy to let investors and those looking to downsize. Early viewing is highly recommended.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - C



## Description

In brief the accommodation comprises; welcoming entrance hallway with useful storage, light and airy reception/dining room, stylish fitted kitchen with a range of base and wall mounted units, spacious double bedroom with fitted wardrobes and modern wet room. Further benefits include gas central heating (new boiler installed 2021), double glazing and good storage.



## Extras

All fitted floor coverings will be included in the sale together with the blinds, curtains and washing machine.

## Gardens & Parking

The property is pleasantly positioned within leafy communal grounds with ample residential parking.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

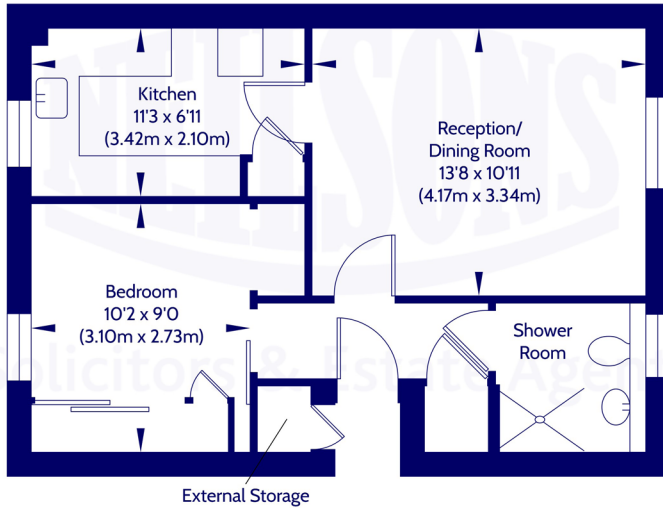
The property is situated within the sought after district of Corstorphine, located the west of the City of Edinburgh. Superb local shops and amenities are within easy walking distance of the property, together with the nearby Gyle Centre & Hermiston Gait offering a wide choice of highstreet retailers and superstores. The property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city centre and surrounding areas. A wide choice of leisure and recreational facilities are available in the area including Corstorphine Hill Local Nature Reserve, Edinburgh Zoo, Carrick Knowe Golf Course, and a choice of gyms including David Lloyd & Drum Brae leisure centres.





Approx. Gross Internal Floor Area 38.78 Sq M / 417 Sq Ft.

### Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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