










Fixed Price

**£320,000**

## 47 Corstorphine Hill Avenue

Corstorphine | Edinburgh | EH12 6LF

Neilsons are delighted to offer on to the market, this charming main door lower villa, which enjoys a fantastic location on a peaceful residential street and boasts magnificent views towards the Pentland Hills. The property is in attractive move-in condition, features gardens to the front and rear and would be well suited to the professional couple, downsizers and investors. The flat would also lend itself well to further development, with good potential to extend to the rear (subject to receiving the appropriate consents).

-  2 bedroom
-  1 public room
-  1 bathroom
-  On-street free parking
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band – D



## Description

The accommodation briefly comprises: tiled vestibule leading into the main hallway, generously proportioned bay fronted reception room which has a sunny south facing aspect and features a picture rail, tasteful neutral décor and a large storage cupboard, L-shaped kitchen which provides direct access to the rear garden and has been fitted with good quality oak units/coordinated wipe clean worktops and free standing appliances, spacious principal bedroom with Edinburgh press, second double bedroom with two cupboards allowing for ceiling height storage, and modern fully tiled bathroom with three piece white suite and over-bath electric shower. The property further benefits from recently replaced double glazing and 'Hive' controlled gas central heating.



## Extras

All fitted floor coverings and light fittings shall be included in the sale. The cooker, fridge and washing machine will also be included. The wardrobe in the bedroom can also be included if desired.

## Gardens

To the front of the house is a beautifully kept lawned garden, peppered with a variety of shrubs, small trees and flowers. The property also features a substantial private garden to the rear which has been laid mainly to lawn, with paved patio and a pretty mature tree backdrop. Ample on-street parking is available within close proximity.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

The property is located in the desirable residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.

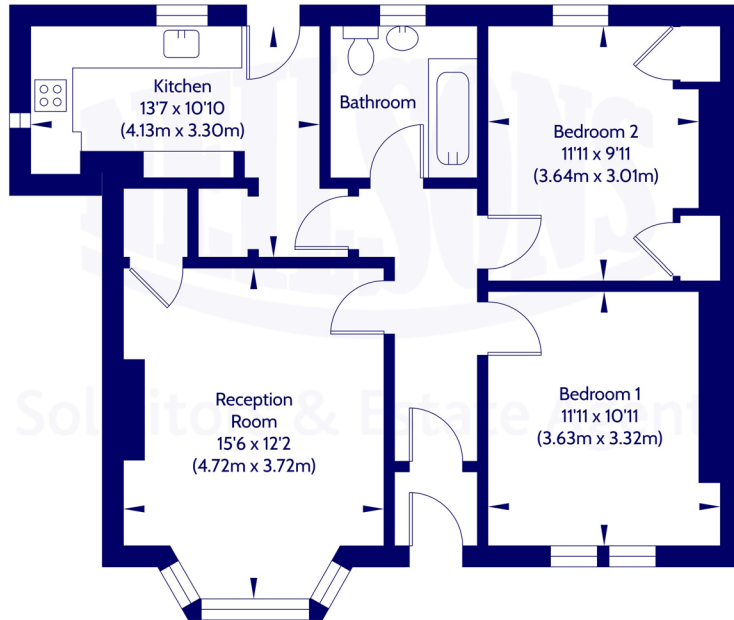


## Ground Floor

Approx. Internal Area 65.85 Sq M / 709 Sq Ft.

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.



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