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Offers Over

£220,000

162/6 Glasgow Road

Corstorphine | Edinburgh | EH12 8LS

A rare opportunity has arisen to purchase this impressive first floor flat forming part of a modern factored development, situated in the popular area of Corstorphine. The property would undoubtedly appeal to first time buyers or professionals and offers excellent public transport links, access to the motorway system and close by to the airport along with excellent local amenities within walking distance.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

Internally the accommodation briefly compromises; secure entrance system, welcoming entrance hallway with useful storage cupboard, light and airy bay windowed reception/dining room, stylish fitted kitchen offering a range of wall and base mounted units with integrated appliances, spacious principal bedroom with fitted wardrobes and en-suite shower, good sized second double bedroom with built in wardrobe, and fully tiled bathroom featuring a white three piece suite and shower over bath.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen. The property is factored by Redpath Bruce for a monthly fee of approx. £190.

Gardens and Parking

Externally, the development is set in well-maintained communal grounds and offers residents' and visitors' parking in a private car park.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

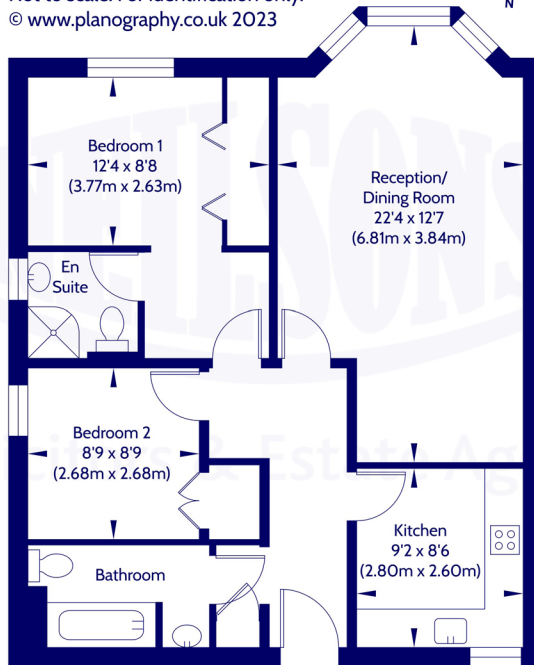
Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket, a Sainsbury's store, and a 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, and tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a 7-minute drive away, with two tram stops within close proximity. 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 to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessed.

First Floor

Approx. Internal Area 70.52 Sq M / 759 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.



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



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