










Offers Over
£425,000

6 Corstorphine Park Gardens

Corstorphine | Edinburgh | EH12 7HH

A fantastic opportunity has arisen to purchase this rarely available, exceptional, extended semi-detached house which offers bright and spacious family sized accommodation. The impressive property, which features a generous sized, private rear garden, is quietly situated within the sought-after district of Corstorphine, close to excellent local amenities, schools, and transport links. Early viewing is highly recommended.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  On-Street Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - F



Description

The accommodation briefly comprises; entrance vestibule leading to welcoming hallway with under stair storage, twin windowed reception room with fireplace, bay windowed dining room/bedroom 4, modern fitted kitchen with appliances, utility area and modern shower room. Leading to the upper level there are two well proportioned double bedrooms, single third bedroom and family bathroom with three-piece suite with shower over bath. Further benefits include gas central heating (new boiler installed May 2021) and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge, freezer and washing machine.

Gardens & Parking

A real feature of this property is the generous sized private garden to the rear. This is mainly laid to lawn with patio area and hut, making it the perfect area for children to play and to enjoy outside entertaining. To the front lies a good-sized private garden. There is ample on-street parking to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

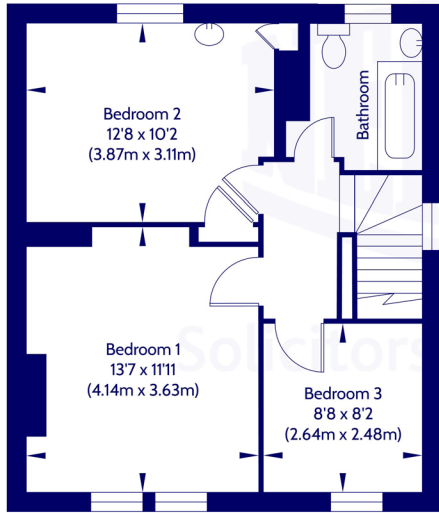
The property is in the ever-popular residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a 24hours Tesco's supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait offers a wider range of high street named stores. 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.



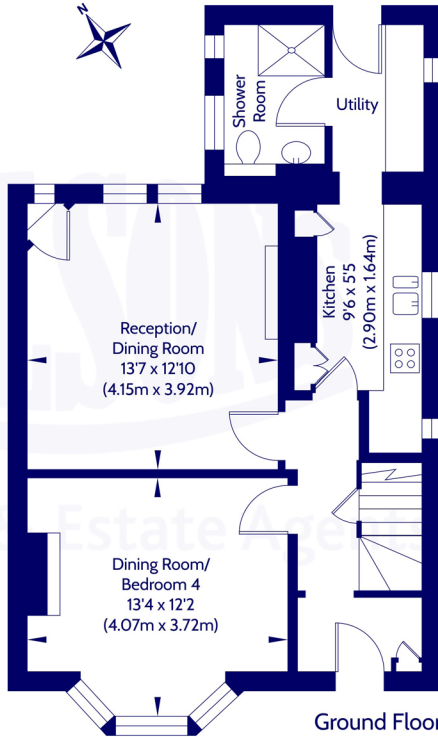
Approx. Internal Area 98.84 Sq M / 1064 Sq Ft.

Not to scale. For identification only.

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First Floor



Ground Floor



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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