



Solicitors & Estate Agents



Offers Over
£240,000

16/1 Glasgow Road

Corstorphine | Edinburgh | EH12 8HL

This bright and generously proportioned first floor flat with fantastic private garden to the rear, is situated within the ever-popular district of Corstorphine, close to excellent local amenities and commuting links. The property offers good-sized accommodation which will ideally suit the young professionals or growing families and early viewing is highly recommended.

- 3 bedrooms
- 1 public room
- 1 shower room
- Private garden
- EPC rating – C
- Council tax band - D



Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage cupboard, spacious and bright lounge/dining with large window formation offering beautiful open views, modern fitted kitchen overlooking the rear, light and airy principle bedroom, two further good sized bedrooms and stylish shower room. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the wardrobes in bedroom 1, integrated oven/hob, washing machine and condensing tumble dryer. Please note no warranties or guarantees are provided for the white goods and will be sold as seen.

Garden

There is a lovely, well maintained fully enclosed private garden located to the rear of the property which is mainly laid to lawn and has an area of decking. Please note there is an outside tap in the garden which is controlled from the kitchen.

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 Tesco 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.

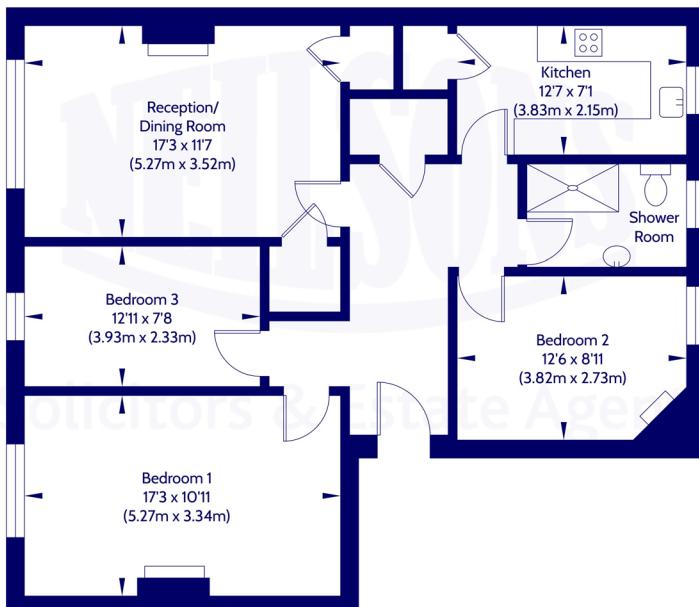


First Floor

Approx. Internal Area 89.56 Sq M / 964 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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