



Solicitors & Estate Agents










Fixed Price

£410,000

2 Forrester Road

Corstorphine | Edinburgh | EH12 8AB

Neilsons are delighted to offer on to the market, this beautiful main door double upper 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 a private garden to the rear and would be well suited to the professional couple, young families, and investors.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom & WC
-  On-Street Parking
-  Private Rear Garden
-  EPC Rating – D
-  Council Tax Band - E



Description

The accommodation in brief comprises: welcoming entrance vestibule with stairs leading to upper level, spacious hallway, light and airy dual aspect reception/ dining room with feature fireplace, cornicing and panoramic views of the Pentland Hills, stylish modern fitted kitchen with integrated appliances, two well proportioned double bedrooms with Edinburgh press and contemporary fully tiled bathroom with three-piece suite and shower over bath. Finally, the upstairs accommodation comprises; bright hallway with skylight and storage, good sized principal bedroom with fitted wardrobes, eaves storage and en-suite WC. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings, curtains and blinds will be included in the sale together with the integrated appliances in the kitchen.

Gardens & Parking

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of lawn and chip stone, creating the ideal environment for children to play and to enjoy outside dining/relaxing. For the car user there is ample on-street parking to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.

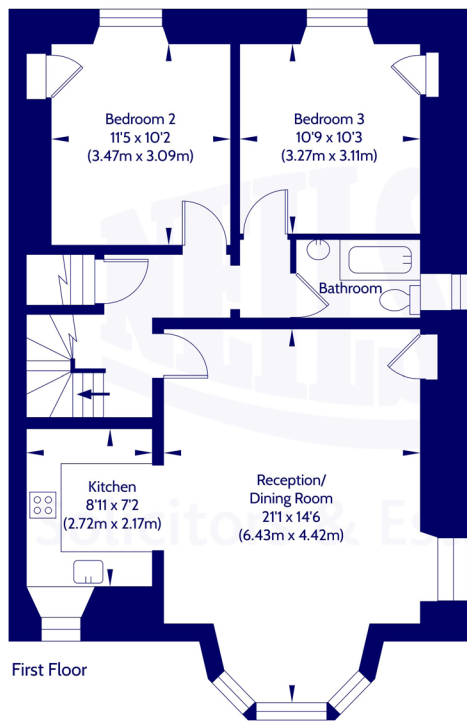




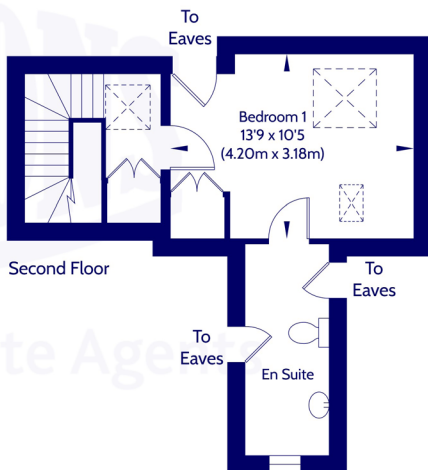
Location

The property is situated within the sought after Corstorphine area of the City, lying to the west of the City Centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a Tesco's supermarket. The Gyle Shopping Centre which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencers and Morrisons, to name only a few. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses are within easy reach together with Drum Brae and David Lloyd Leisure Centre. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Queensferry Crossing and Edinburgh's International Airport. The property is within the catchment area for Corstorphine Primary School and Craigmount High School.





Approx. Internal Area 99.52 Sq M / 1071 Sq Ft.
Not to scale. For identification only.
© www.planography.co.uk 2023



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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

