



## 7 (2F2) Victor Park Terrace, Edinburgh, EH12 8BA

### Description

Well presented three bedroom second floor flat on the top level of a traditional stone tenement situated in a prime position in Corstorphine, just off St John's Road. It has extensive amenities and shops nearby and excellent transport connections for commuting to the City Centre, Gyle or Airport. It benefits from many original period features including cornicing and high ceilings making the rooms feel bright and spacious. It also has modern UPVC double glazing, gas central heating and a well-tended shared garden.

The accommodation comprises:

- Entrance hall with storage cupboard
- Generous sitting / dining room with gas fire with cast iron hearth and wooden surround, Edinburgh press and decorative cornicing
- Spacious double bedroom with built-in wardrobe
- Two further good sized bedrooms
- Well-equipped fitted kitchen with a range of wood effect units, marble effect laminate worktops with inset stainless steel sink, range cooker with extractor hood and dishwasher
- Traditionally styled bathroom which is partially tiled and is fitted with a bath with electric shower over, pedestal wash basin, WC and heated towel rail



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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### Location

The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops, banking facilities and other social amenities can be found nearby at St John's Road. There is also a large Tesco Extra nearby and the Gyle Shopping Centre is only a ten minute drive. Recreational facilities in the area include the David Lloyd Leisure club, Corstorphine Tennis Club and the nearby Corstorphine Hill provides a choice of pleasant walks. It is also well located for motorway connections and Edinburgh airport. Excellent regular bus services to the City Centre are within 50m of the property. The property is in the catchment area for Corstorphine Primary School and Craigmount Secondary School, both of which are only a short walk from the property.

### Outside & Gardens

Well-tended shared garden to the rear of the property which is mostly laid to lawn and has a drying area.

### Extras

The fixed floor coverings, blinds, curtains, light fittings, range cooker and dishwasher are included in the sale. The fridge, freezer and washing machine are excluded from the sale.

### Council tax

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



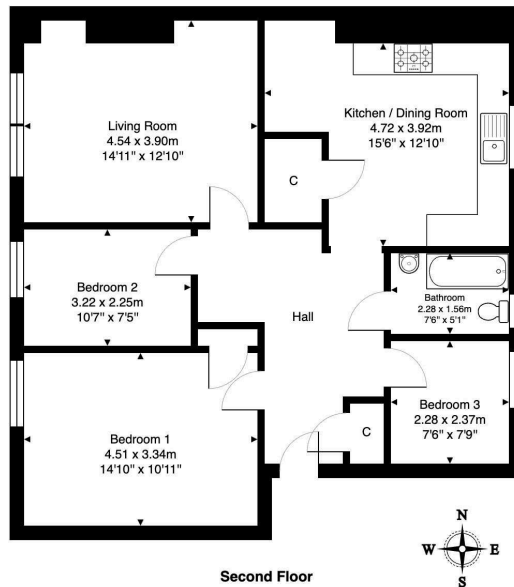




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Total Area: 85.7 m<sup>2</sup> ... 923 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Second Floor



**DMD** SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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