



10 St John's Terrace,
Corstorphine, Edinburgh, EH12 6NW

CALL US ON 0131 447 4747

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For price and viewing information please visit
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- Entrance vestibule.
- Reception hall with under-stair storage.
- Attractive living room with bay window and feature fireplace.
- Spacious extended kitchen with integrated appliances.
- Larder storage cupboards.
- Open access to extended dining room/sitting room.
- Bi-fold doors to rear garden.
- Contemporary fitted bathroom with electric shower room at ground level.
- Upper landing with storage & access to roof.
- Generously proportioned double bedroom with bay window.
- Two further bedrooms.
- Freshly presented upstairs shower room.
- Gas central heating.
- Double glazing.
- Many original features.
- Primary garden to front.
- Enclosed garden at rear with decking and garden shed.
- Shared rear garden lane access to main road.
- Unrestricted on street parking.

GENERAL DESCRIPTION

A well-presented extended terraced villa, situated within the highly desirable and much sought after Corstorphine district of the City, perfectly positioned for access to Edinburgh City Centre and a wide range of local amenities. The property would make an excellent family home in a great location.





LOCATION

The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are on hand together with the Gyle Shopping Centre housing many high street brand shops and services. Edinburgh Business Park and the Royal Bank of Scotland headquarters at Gogar are both easily accessible. The property is conveniently positioned to take advantage of the excellent commuting links including the City of Edinburgh Bypass, the M8/M9 and the A8 and easy access to Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city centre. Reputable schools, from nursery to senior levels, are in close proximity to the property, with further education at Edinburgh College and Heriot Watt University all within easy reach. Leisure and recreational facilities are nearby at Gyle Park, David Lloyd and Drum Brae Leisure Centres, Edinburgh Zoo and BT Murrayfield Stadium.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, SOME LIGHT FITTINGS, SOME CURTAINS AND POLES, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER-HOOD, FRIDGE FREEZER, AUTOMATIC WASHING MACHINE AND DISHWASHER. THE GARDEN SHED AND STORAGE UNIT IN THE REAR GARDEN WILL ALSO BE INCLUDED IN THE FOR SALE PRICE.

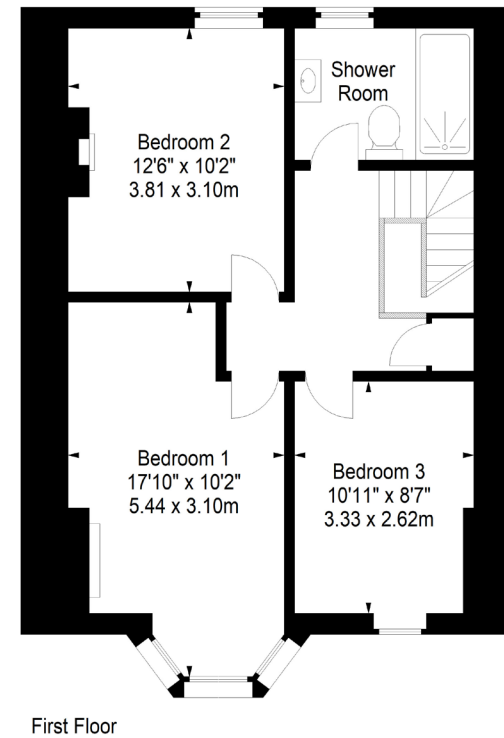
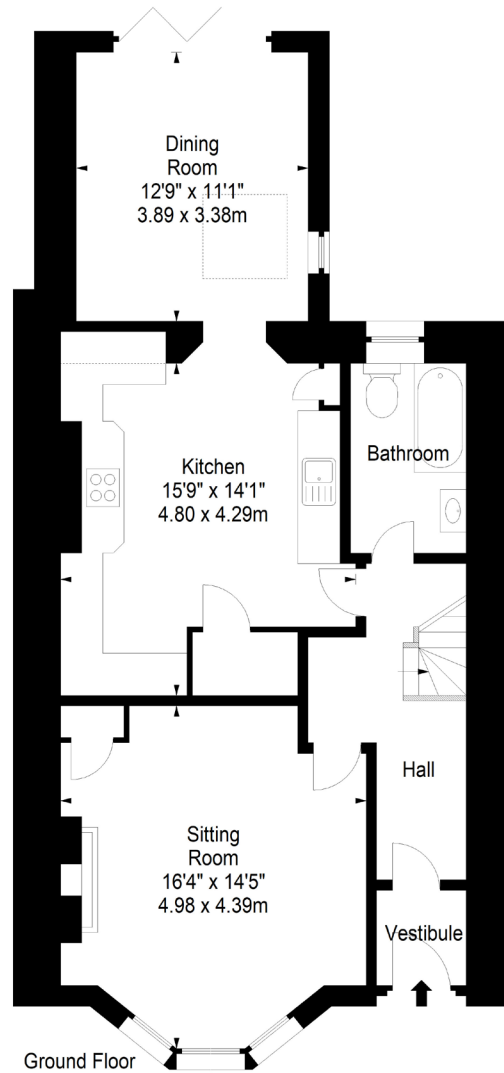


COUNCIL TAX BAND: F.
TRAIN STATION: APPROXIMATELY 2.3 MILES TO HAYMARKET STATION.
AIRPORT: APPROXIMATELY 4.3 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

St. Johns Terrace,
Edinburgh,
Midlothian, EH12 6NW



Approx. Gross Internal Area
1305 Sq Ft - 121.23 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING D

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.