

COULTERS[©]

30 MANSE ROAD

CORSTORPHINE, EDINBURGH, EH12 7SP

 2 BED

 1 BATH

 1 PUBLIC









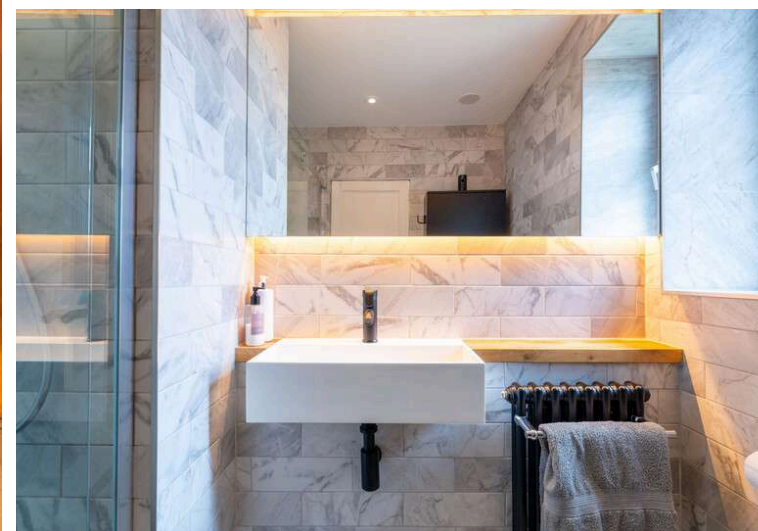
TAKE A LOOK INSIDE

This is a charming two bedroom upper villa flat situated within the picturesque Corstorphine conservation area. Occupying the whole top floor of a stone-built end terrace property, the maindoor entrance is peacefully and securely located to the rear with a private gate and side path providing access. The home has been lovingly renovated by the current owners with the chosen fixtures and fittings, such as a mix of hardwood flooring and Amtico flooring, being of a high specification and additional luxuries such as an integrated sound system and dimmable lighting also included in the sale.

There is a cosy living room with multi-fuel stove and a modern kitchen featuring sleek cabinets with under and over lighting and quality appliances, both integrated and freestanding (all included in the sale). Both double bedrooms are well presented, with the larger of the two having an adjoining dressing room with a window and built-in mirrored wardrobes. The stylish shower room is fitted with marble subway style tiling and has matt black features, built-in back-lit mirror and handy storage cabinet. The property is fitted with double glazing and modern gas central heating operated by a Nest control.

KEY FEATURES

-  Beautifully presented upper villa
-  Two double bedrooms, one with dressing room
-  Private garden and shared drying green
-  On street parking
-  Cortorphine conservation area
-  Shops, cafés and restaurants a short stroll



Lovely private gardens are quietly situated to the rear of the property and feature a lawn, patio seating area and a large timber shed. Further outdoor storage is available in the understair store cupboard. A further section of shared garden with a drying green, is positioned just beyond. Free on street parking is available.

EXTRAS

All blinds, light fittings, smart lighting, fitted flooring, integrated appliances, white goods and integrated sound system are included in the sale price.



THE LOCAL AREA

Corstorphine is a popular area, four miles west of Edinburgh's City Centre. A former village, today it is a bustling district with an array of leisure and retail amenities and green spaces. St John's Road features independent retailers, cafés, pubs, and restaurants including a post office, Mimi's Bakehouse, Costa Coffee, The Torfin Restaurant and Bar, and a Toby Carvery. Superb recreational activities are available at the nearby Carrick Knowe and Ravelston Golf Clubs, Drumbrae Leisure Centre, and the David Lloyd Health Club which boasts indoor and outdoor pools, tennis courts, and fitness classes. Enjoy peaceful walks at St Margaret's Park and Corstorphine Hill or visit the world renowned Edinburgh Zoo and Murrayfield Stadium home of Scottish Rugby and a popular concert venue. Larger shopping requirements are met by a Tesco Superstore just under a five minute drive, and The Gyle Shopping Centre which houses a Marks and Spencer and a Morrisons. Close to bus and tram links providing swift links to Edinburgh International Airport, Haymarket Train Station, and the City Centre it is also well-placed for the Scottish motorway network and the City Bypass.

GET IN TOUCH



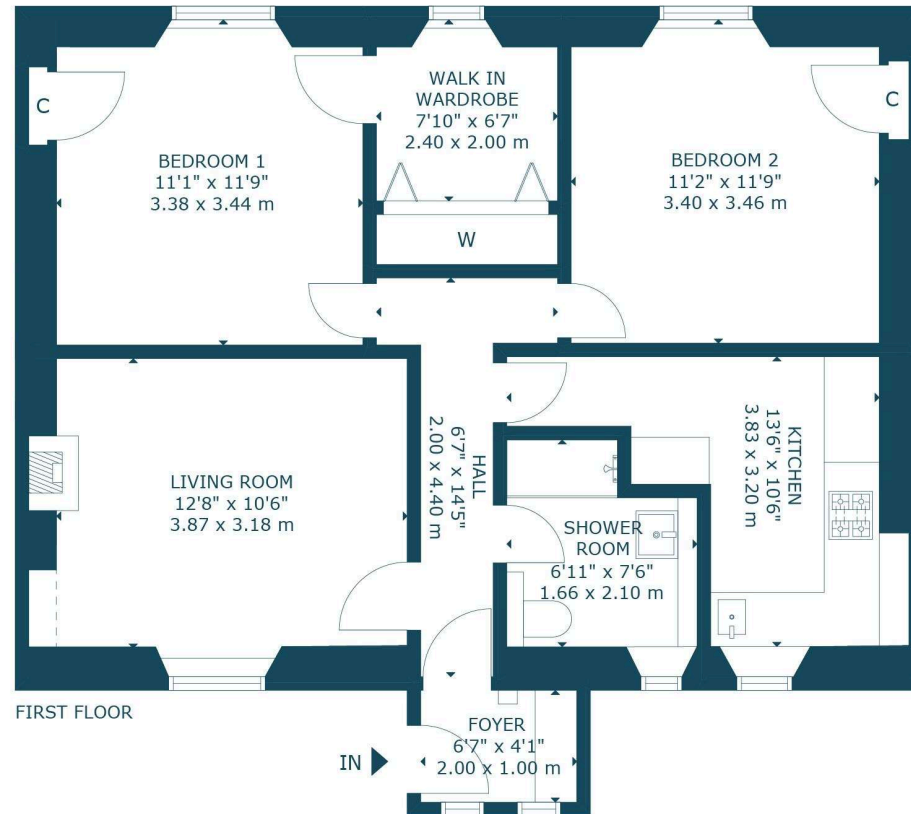
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30 MANSE ROAD, CORSTORPHINE, EDINBURGH, EH12 7SP
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 779 SQ FT / 72 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.