










Offers Over

**£200,000**

## 19 Stuart Wynd

Corstorphine | Edinburgh | EH12 8XU

This well presented terraced villa with private garden and residents parking forms part of an established leafy cul-de-sac, close to good local day to day amenities and is well placed for commuting. The property would undoubtedly appeal to first time buyers, professionals and young families.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Rear Garden
-  EPC Rating – C
-  Council Tax Band - C



## Description

In brief this lovely home comprises; entrance hall with carpeted stairs, light and airy reception room with open plan dining area featuring French doors leading to the fully enclosed rear garden and a stylish, contemporary kitchen with a good range of base and wall mounted units and co-ordinating work surfaces. The upper floor houses two good sized double bedrooms and a modern, attractive bathroom with shower unit over bath. Further benefits include gas central heating, double glazing, good built-in storage and access hatch to attic.



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen and washing machine.

## Gardens & Parking

There is a private, fully enclosed garden to the rear mainly laid to lawn with useful rear access. There is ample residents parking within the development.

## Viewing

By appointment through Neilsons 0131 625 2222.



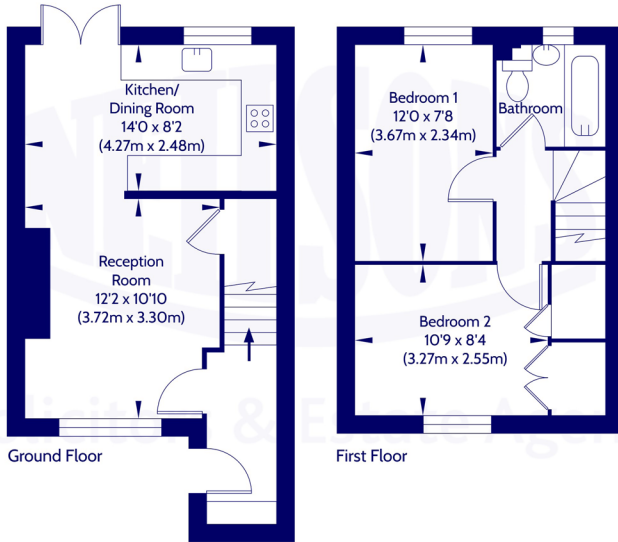


## Location

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 named shops and services. Edinburgh Business Park and the new Royal Bank Headquarters at Gogar are both easily accessible. The property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the City Centre. Reputable schooling from nursery to senior levels are within proximity of the property with further education at Edinburgh College and Heriot Watt University all within easy reach. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drumbrae Leisure Centres together with Edinburgh Zoo and BT Murrayfield Stadium.



Approx. Gross Internal Floor Area 55.79 Sq M / 600 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

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.



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