



11 Glebe Grove, Edinburgh, EH12 7SH

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A fabulous opportunity to purchase this rarely available extended semi-detached property retaining many period features boasting three bedrooms along with two public rooms, gardens to the front and rear. The property would benefit from some upgrading offering the potential to make this your own wonderful family home. The property is ideally located in the sought-after Corstorphine area of the City close to an abundance of local amenities along with an excellent public transport service to and from the City centre. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance vestibule with useful storage.
- Front facing living room complemented by a bay window, fireplace with gas fire, shelved press.
- Kitchen with some fitted units, door to rear garden.
- Pleasant dining room rear facing.
- Downstairs cloaks comprising WC and wash hand basin.
- Staircase to the upper level with attic storage accessed by a Ramsay ladder.
- Front facing generously proportioned double bedroom with original fireplace and shelved press.
- Double bedroom rear facing with shelved press and original fireplace.
- Third bedroom front facing cupboard housing the boiler.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Mixed glazing.
- Gas central heating.
- Rear enclosed garden with side access, garden to the front.
- On street parking.



## Location

Corstorphine is a sought-after area which lies to the west of the city centre and has a good range of local shopping facilities, bars, restaurants and many excellent amenities close at hand including several sports clubs, golf courses at Ravelston and Murrayfield, and of course the Murrayfield Stadium and Edinburgh Zoo. The area has excellent transport links providing easy access to the city centre, Haymarket rail station and Edinburgh airport. There is convenient road access westwards towards the city bypass and the motorway links to the North, South and West. Good schooling is available in both the public and private sectors.

## Extras

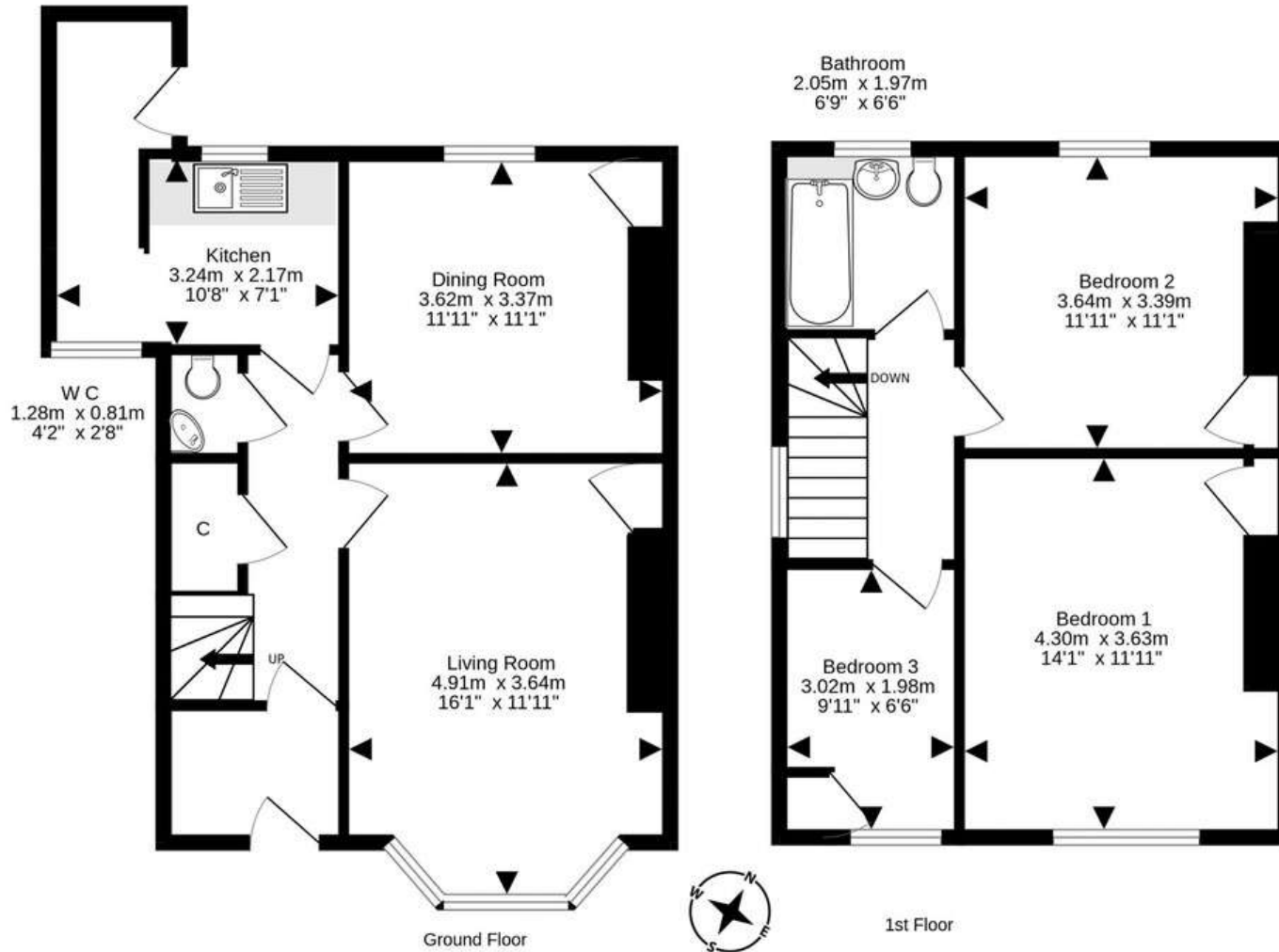
The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

## Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

