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Offers Over

£45,000

91 The Paddockholm

Corstorphine | Edinburgh | EH12 7XR

Well proportioned main door ground floor flat forming part of a pleasantly landscaped courtyard development located in the established residential area of Corstorphine. The property is offered to the market within a shared ownership scheme with Harbour Homes on a 25% basis.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents Parking Bays
-  Front Garden
-  EPC Rating – C
-  Council Tax Band - C



Description

The reception area boasts a charming leafy aspect and is adorned with laminate flooring, providing a warm and inviting ambiance. The kitchen has been recently renovated by Wren, featuring modern wall and base units, complemented by a wood effect worktop and convenient free-standing white goods. The double bedroom offers laminate flooring and is equipped with mirror-fronted built-in wardrobes, maximizing space and functionality. A sleek shower room boasts a pristine white two-piece suite and a luxurious double walk-in electric shower, elegantly enclosed by wet wall panels. Additionally, the hallway provides ample storage space, ensuring clutter-free living.

The property is being sold on a 25% ownership scheme, the remaining 75% share of the property is owned by Harbour Homes Housing Association. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the Association. At the time of writing, a monthly occupancy payment of £295 is payable to the Association.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens and Parking

The property has a small self-maintained garden area to front. The Paddockholm offers attractively landscaped and leafy communal grounds together with ample residents parking.

Trinity Factors maintain the communal grounds at an approximate cost of £225 per annum. This is reviewed annually.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

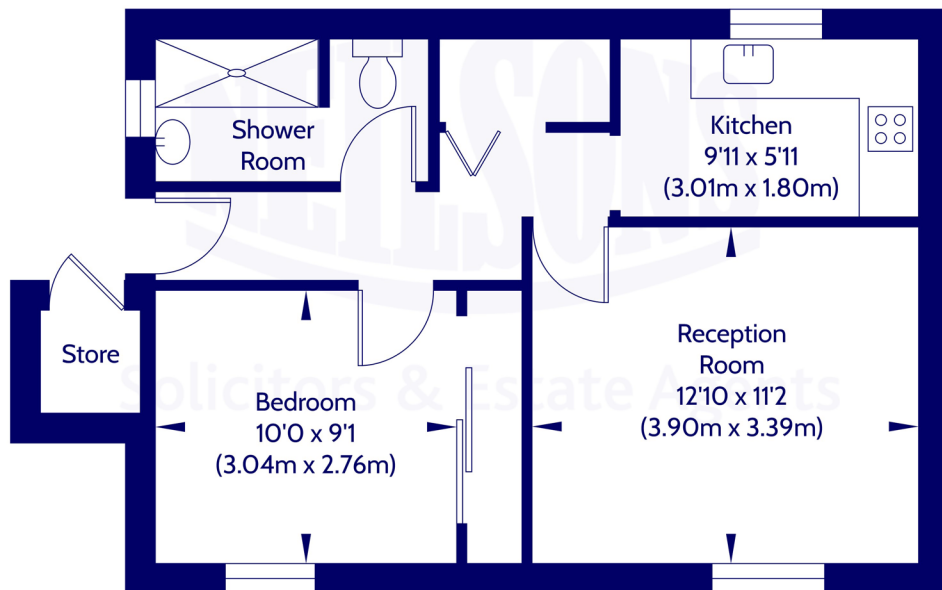
The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are within easy walking distance together with the nearby Gyle Centre & Hermiston Gait offering many high-street retailers. Property is conveniently positioned to take advantage of the excellent 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 and surrounding areas. Excellent leisure and recreational facilities are available in the area including Corstorphine Hill Local Nature Reserve, Carrick Knowe Golf Course, the cycle and walkway from the Paddockholm to Balgreen and a choice of leisure centres.

Ground Floor

Approx. Internal Area Excl. Store 40.93 Sq M / 441 Sq Ft.

Not to scale. For identification only.

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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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

