










Offers Over

£360,000

52 Barony Terrace

Corstorphine | Edinburgh | EH12 8RF

This well-proportioned semi detached villa enjoys an enviable position on a peaceful residential street, located in the desirable Corstorphine area of the capital. The property would now benefit from upgrading and modernisation throughout and offers a superb opportunity to create an individually tailored family home, within easy reach of the city centre.

-  3 bedroom
-  1 public room
-  1 bathroom
-  Driveway and garage
-  Private front and rear gardens
-  EPC rating – E
-  Council tax band - E



Description

The internal accommodation briefly comprises: entrance hallway with stair to the upper level and built-in storage, light and airy bay fronted reception room which boasts a sunny south facing aspect, kitchen which has been fitted with a variety of base mounted units and provides access to the rear garden, versatile dining room/third bedroom, upper hallway with glazed hatch leading to a substantial attic space which has superb potential to extend in to (subject to consent), two generously sized double bedrooms, and shower room with two piece white suite and separate shower area. The property further benefits from gas central heating.



Extras

All floor coverings, built-in appliances, white goods and curtain poles will be included.

Gardens, Garage & Driveway

To the front of the house there is an area of low maintenance garden ground combined with an extensive driveway to provide excellent off street parking. Undoubtedly one of the standout features of this charming home, is the large private garden located to the rear. The gardens comprise well-kept areas of lawn, bordered by a mature hedgerow and peppered with shrubs, apple trees and currant bushes. A detached garage provides superb over-spill storage and there is also a green house, with fruiting vine, which will be included in the sale.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

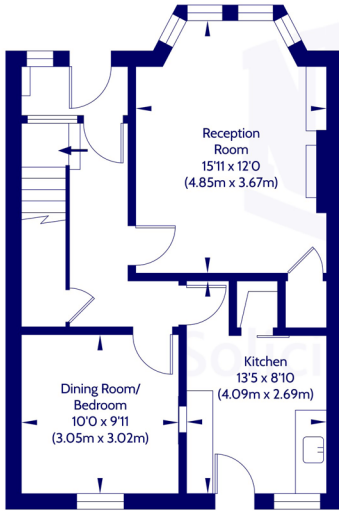
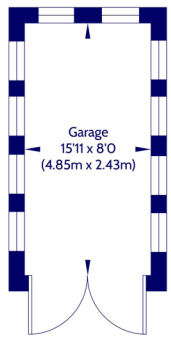
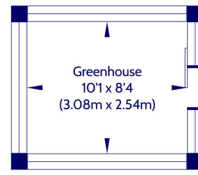
Barony Terrace forms part of an established residential area close to a variety of local retailers serving everyday needs, including cafes, boutique shops, a butcher and a Scotmid. In addition, there is a Tesco Extra supermarket and Lidl close at hand together with the Gyle Shopping Centre just a short drive away. The city centre and surrounding areas are easily accessible by means of frequent public transport together with road links to the City Bypass, M8/M9, the Forth Road Bridge and Edinburgh International Airport. Leisure and recreational opportunities include the Drum Brae Leisure Centre, local golf courses, a David Lloyd and 24hr gym.



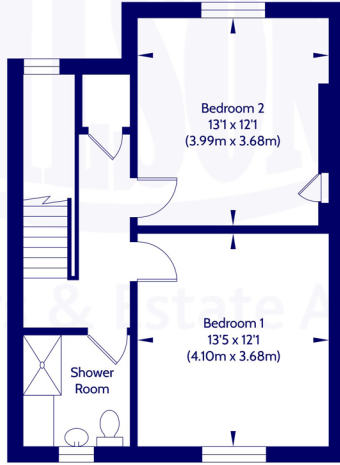
Approx. Internal Area 95.64 Sq M / 1029 Sq Ft.

Not to scale. For identification only.

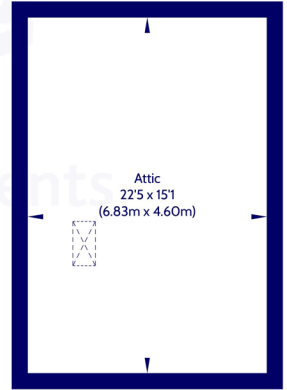
© www.planography.co.uk 2024



Ground Floor



First Floor



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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

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

