










Offers Over

£360,000

14 Victor Park Terrace

Corstorphine | Edinburgh | EH12 8BB

Neilsons are delighted to offer to the market this impressive, end-terraced villa with private gardens and garage. Quietly positioned within a highly desirable residential cul-de-sac in the heart of Corstorphine, convenient for access to excellent amenities, reputable schooling and superb commuting links.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathrooms
-  Garage
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

14 Victor Park Terrace offers a welcoming ambiance from the moment you step inside. The hallway greets you with convenient storage cupboards and a staircase leading to the upper floor. The reception area is a bright and airy space, boasting dual aspects and featuring a designated dining area accessed through an elegant archway. The kitchen exudes modernity with its white gloss wall and base units, complemented by tiled splashbacks, dual-aspect windows inviting in natural light, a rear door for easy access, and illuminating spotlights. The principal bedroom provides a serene retreat, offering expansive views of the Pentlands and equipped with four full-height mirror-fronted built-in wardrobes. The second bedroom, also generously sized, features built-in wardrobes and is positioned to the rear of the property. A third bedroom enjoys a picturesque south-facing aspect, presenting an ideal space for a home office, study, or nursery. Completing the accommodation is a well-appointed bathroom, showcasing a pristine three-piece white suite, an Eco Mira electric shower over the bath with a glass screen, and a heated towel rail for added comfort.



Extras

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

Gardens & Garage

The property benefits from a lock up garage with parking available off street in front of said garage. The rear garden is mostly laid to patio making the space a great setting for outside entertaining. The garden is also fully enclosed for additional privacy.

Viewing

Please contact Neilsons on 0131 625 2222





Location

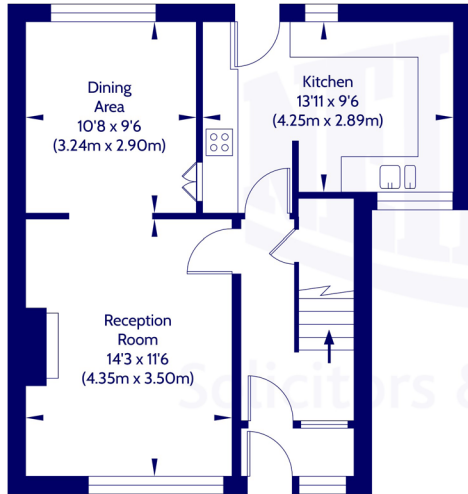
The property is in the ever-popular district of Corstorphine, which lies to the west of the City Centre. An excellent choice of local shops and services are on hand with a Tesco Extra superstore & Lidl supermarket within easy walking distance. The Gyle Shopping Centre and Hermiston Gait Retail Park are just a short drive away and offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, and Edinburgh Zoo. The area is very well served by regular local bus services which link swiftly to the City Centre and surrounding areas. By car, the location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.



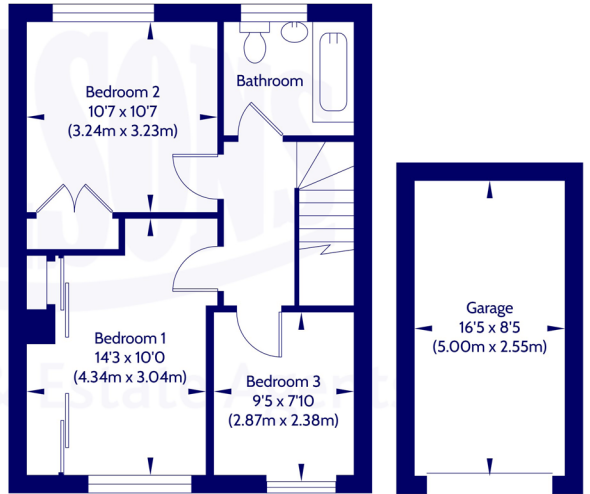


Approx. Gross Internal Floor Area 90.35 Sq M / 973 Sq Ft.

Ground Floor



First Floor



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.



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



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