



Offers Over

£240,000

56 The Paddockholm

Corstorphine | Edinburgh | EH12 7XR

A fantastic opportunity has arisen to purchase this rarely available two-bedroom semi-detached villa with private garden, forming part of an attractive modern development within in a much sought after residential area, close to excellent local day to day amenities and well placed for commuting.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Residents Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - D



Description

In brief the accommodation comprises; welcoming entrance hallway, spacious and bright reception room with good storage facilities, open plan kitchen dining with appliances, light and airy sunroom with direct access to rear garden, two generously proportioned double bedrooms with fitted wardrobes and bathroom with three piece suite and shower over bath. Further benefits include electric heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, washing machine and fridge/freezer.

Gardens & Parking

The private south facing garden to the rear is a real feature of the property and the perfect haven for outside dining or relaxing. It is mainly laid to patio and chipstones for easy maintenance. The development itself is immaculately kept including parking for residents and visitors.

Factor

The development is managed by Trinity for a yearly fee of approx. £255. This covers the maintenance of communal grounds.

Viewing

By appointment through Neilsons 0131 625 2222.

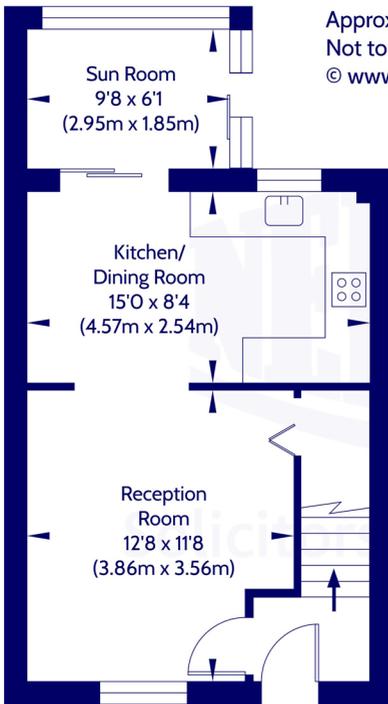




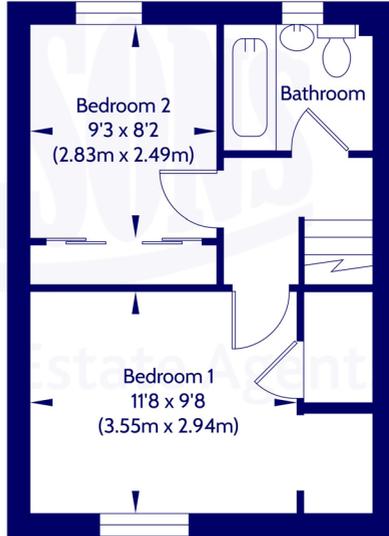
Location

The property is situated within the sought after district of Corstorphine, located the west of the City of Edinburgh. Superb local shops and amenities are within easy walking distance of the property, together with the nearby Gyle Centre & Hermiston Gait offering a wide choice of highstreet retailers and superstores. 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 and surrounding areas. A wide choice of leisure and recreational facilities are available in the area including Corstorphine Hill Local Nature Reserve, Edinburgh Zoo, Carrick Knowe Golf Course, and a choice of gyms including David Lloyd & Drum Brae leisure centres.

Approx. Internal Area 65.01 Sq M / 699 Sq Ft.
Not to scale. For identification only.
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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.



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