










Offers Over

£220,000

17 Stuart Wynd

Corstorphine | Edinburgh | EH12 8XU

An attractive end terraced house, quietly situated at the end of a cul-de-sac and forming part of an established leafy development in the sought after district of Corstorphine. The property is close to excellent amenities and transport links, and benefits from a private garden and allocated parking space meaning it is sure to have a wide appeal to the market.

-  1 public room
-  2 bedrooms
-  1 bathroom
-  Rear garden
-  Allocated parking space
-  EPC rating – C
-  Council tax band - D



Description

The well presented accommodation is laid out over two levels with downstairs briefly comprising of entrance hall with meter cupboard, bright lounge with electric fire, shelved recess and understairs cupboard, open to a modern kitchen with a good range of units with co-ordinated worktops, space for a dining table and French doors leading to the rear garden.

Carpeted stairs lead you to the first floor and bedroom one with built in wardrobe, bedroom two and fully tiled bathroom with shower over bath. There is a partially floored attic with Ramsay ladder.

The property further benefits from gas central heating and double glazing.



Extras

All fixtures and fittings will be included in the sale along with the dishwasher, washing machine, gas hob and electric oven.

Gardens and Parking

There is a private, fully enclosed rear garden with patio area and access out to parking, and well maintained communal garden areas around the development. There is an allocated parking space and ample on street parking.

Factoring

The communal grounds are looked after by a Resident's Association with an approximate cost of £175 per annum.

Viewing

By appointment through Neilsons (0131 625 2222).





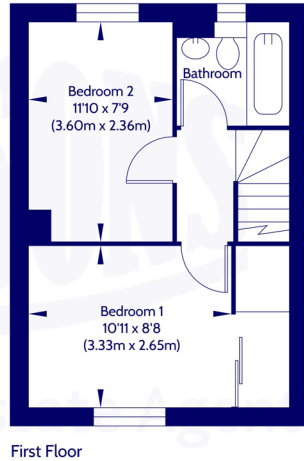
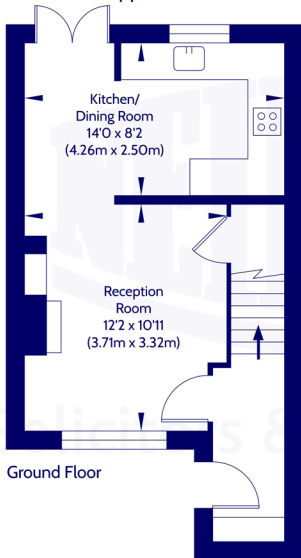
Location

Stuart Wynd is in the desirable residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait 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, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport to the City Centre and surrounding areas, and 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 56.18 Sq M / 605 Sq Ft.



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.



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