











Offers Over
£275,000

23 The Cedars, 2 Manse Road

Corstorphine | Edinburgh | EH12 7SN

A bright and attractive first floor flat within a highly regarded retirement development in the heart of ever-popular Corstorphine, offering rarely available two bedroom accommodation.

-  2 Bedrooms
-  1 Public Room
-  1 Shower Room
-  Residents parking
-  Landscaped gardens
-  Lift Access
-  EPC Rating – C
-  Council Tax Band – F



Description

Having been attractively modernised and enjoying a bright outlook towards St Ninian's Church, this first floor apartment is quietly positioned within the development and provides well-proportioned and easy to maintain accommodation in move-in condition. The front door opens to a welcoming hallway with ample space for storage and a large walk-in cupboard which also houses the water heater. The reception room is to the front and has a Juliette balcony, full length window and glazed door providing an abundance of natural light. French doors lead to the modern fitted kitchen which benefits from an integrated oven, hob, cooker hood and slimline dishwasher with the fridge freezer also included in the sale. The generous principal bedroom enjoys a dual corner aspect and has built-in wardrobes and storage and a wall mounted television. There is a good-sized second bedroom, also with built-in wardrobe and drawers. A modern wet-room style shower room completes the accommodation with stylish white suite including a sink with vanity drawers and concealed cistern WC. The property benefits from electric central heating and full double glazing, a Careline alarm system providing 24/7 peace of mind, and a highly regarded building manager on site from Monday to Friday. A charming residents lounge offers additional space to relax or socialise and a laundry room is provided with ample washing machines and tumble driers. It should be noted that residents must be a minimum of 60 years of age.



Extras

All fitted floor coverings curtains, window blinds and the aforementioned kitchen appliances are to be included in the sale. Other items of furniture are available to be included if desired by separate negotiation.

Gardens, Parking and Factor

The development benefits from attractively landscaped communal gardens, sheltered by mature trees. Residents parking is available. The building and grounds are maintained by Trinity Factors. A service charge is payable and covers the buildings and lift maintenance and insurance, the building manager, the security systems, cleaning and maintenance of the communal areas, gardening and landscaping. The 6 month charge for March – August 2024 was £1074.97.

Viewing

By appointment through Neilsons 0131 625 2222.





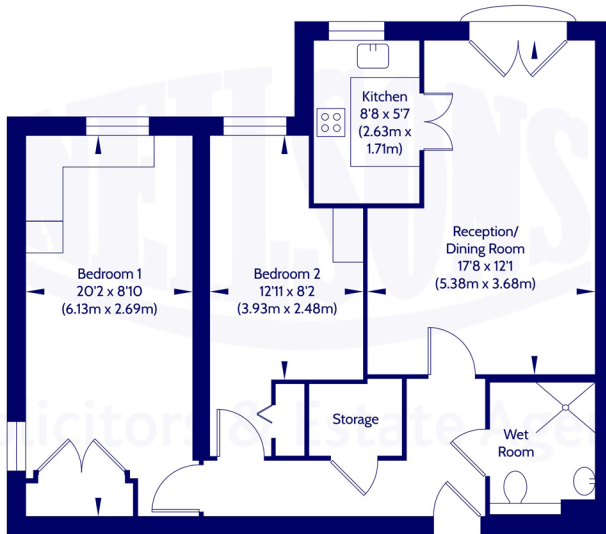
Location

The Cedars is located at the top of Manse Road in the heart of the traditional village of Corstorphine, now a thriving Edinburgh suburb. This popular area benefits from a wealth of excellent local amenities including shops, cafes, restaurants and services including banks, medical centres and pharmacies. Iceland, Tesco and Lidl supermarkets are close at hand and slightly further afield The Gyle Centre provides a good selection of high street named stores including a large Marks and Spencer. A variety of recreational facilities are available locally including the Drum Brae and David Lloyd Leisure Centres along with a choice of parks and green spaces. Excellent local bus services provide frequent access to the city centre and surrounding areas and by car, the city bypass, central motorway network and Edinburgh International Airport are all within easy reach.





Approx. Gross Internal Floor Area 63.23 Sq M / 681 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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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