










Offers Over  
**£270,000**

## 14 Pearce Avenue

Corstorphine | Edinburgh | EH12 8SW

An excellent opportunity has arisen to purchase this rarely available and spacious three bedroom upper villa with private garden and driveway, situated within the highly sought-after Corstorphine area which lies to the West of the City Centre. Close to excellent amenities and transport links, the property would make an ideal purchase for young families, first time buyers or buy-to-let investors. Early viewing is highly recommended.

-  3 beds
-  1 public
-  1 bathroom
-  Private garden
-  Driveway
-  EPC Band - D
-  Council Tax Band - D



## Description

Internally, the property is presented in true walk-in condition while briefly comprising; stairwell to entrance hallway with useful storage and access to the partially-floored attic via a Ramsey ladder, bright and airy lounge/diner with feature fireplace/multi-fuel stove, modern fully-fitted kitchen with a range of integrated white goods and a sizeable storage cupboard while being styled with glossy units and a light coloured worktop, three well-proportioned double bedrooms, two of which benefitting from integrated wardrobe space while the third enjoys gorgeous views of The Pentland Hills, and a stylish bathroom suite with an over-bath rainfall shower and heated towel rail.

Further benefits include an electric heating system and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated ceramic hob, oven and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

There is a large monoblock driveway providing off-street parking. Patio doors provide access to the converted garage which is being used as a home gym and in turn leads to the rear garden which is laid out with paved patio.

## Viewing

By appointment through Neilsons 0131 625 2222.



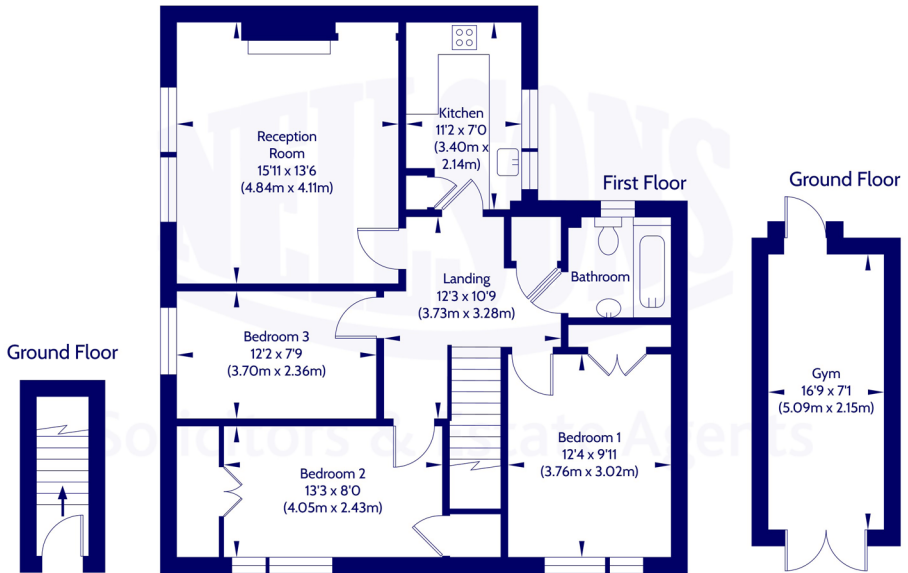


## Location

The property is in the ever-popular residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a 24hours Tesco's supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait offers 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 which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. 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 81.52 Sq M / 877 Sq Ft.



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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