










Offers Over
£145,000

1/3 Corstorphine High Street

Corstorphine | Edinburgh | EH12 7SU

A rarely available, charming first floor flat situated in the heart of Corstorphine, close to excellent local amenities and transport links. This property would be an ideal purchase for a first time buyer or for use as a pied a terre.

-  1 public room
-  1 bedroom
-  1 shower room
- Attic
-  Communal garden
-  On street parking
-  EPC rating – C
-  Council tax band - B



Description

From a secure entrance, the property is accessed via a shared balcony at first floor level and the accommodation briefly comprises a lounge with fireplace and shelved recess, open plan to the kitchen with wall and base units with co-ordinated worktops and a breakfast bar, one bedroom, and fully tiled shower room with overhead rainfall shower. There is a Ramsay ladder leading to the floored attic space which has power and light.

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 gas hob and electric oven.

Gardens and Parking

There is a communal garden to the rear of the property and on street parking in the surrounding streets.

Viewing

By appointment through Neilsons (0131 625 2222).



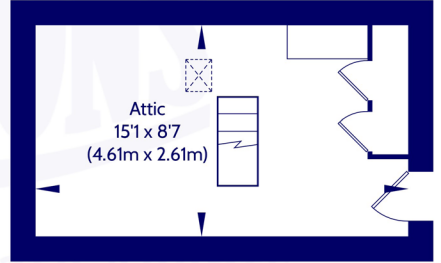
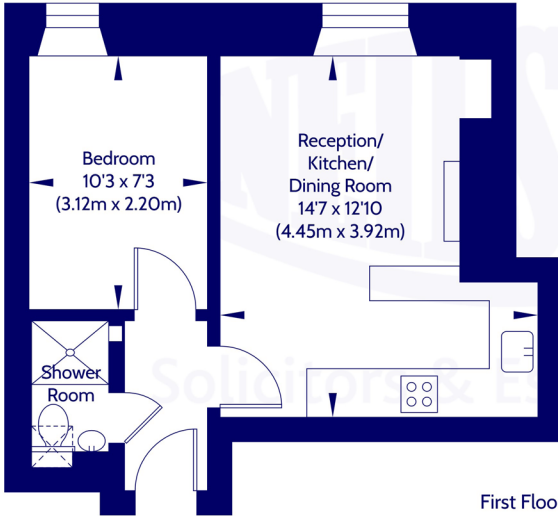


Location

The property is located 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 24 hour Tesco 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 public transport which links it 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 27.87 Sq M / 300 Sq Ft.
Approx. Gross Internal Floor Area of Attic 12.03 Sq M / 129 Sq Ft.



First Floor

Main area excludes garages, attics, outbuildings 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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

