



32 Corbieshot, Edinburgh, EH15 3RY

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Welcome to Corbieshot, a fabulous opportunity for the first time buyer and families alike, this delightful three bedroom semi-detached villa offers bright and spacious accommodation with the added benefit of a sunny conservatory, gardens to the front, side and rear along with a driveway. The property is conveniently located in the Jewel area of Edinburgh close to a superb range of local amenities with an extensive range of shopping at the Fort Kinnaird retail park. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Entrance vestibule.
- Front facing dual aspect living room, feature fireplace.
- Dining kitchen equipped with a range of wall and base units. Door accesses the conservatory.
- Sunny conservatory with direct access to rear garden.
- Staircase to the upper landing, hatch to attic storage.
- Double bedroom rear facing with useful storage cupboard.
- Double bedroom front facing with built in wardrobe storage.
- Third bedroom front facing.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating. and double glazing.
- Beautiful gardens to the rear and to the side, driveway to the front.





## Location

The area has a superb range of amenities including Asda Hypermarket and Fort Kinnaird Retail Park, where you can find an extensive range of shopping facilities, a cinema and a variety of restaurants, both just a short walk away. The property is close to the seaside towns of Portobello and Musselburgh, both with a comprehensive range of amenities, including a variety of specialist shops, supermarkets, banking, building society and Post Office services, a variety of bars and restaurants and a range of leisure pursuits from beaches, riverside walks to sailing, fishing, Musselburgh Race Course and there are a variety of golf courses and numerous fitness opportunities with an excellent choice of private health clubs and public sports/swim centres in the area. Schooling is well represented in the area.

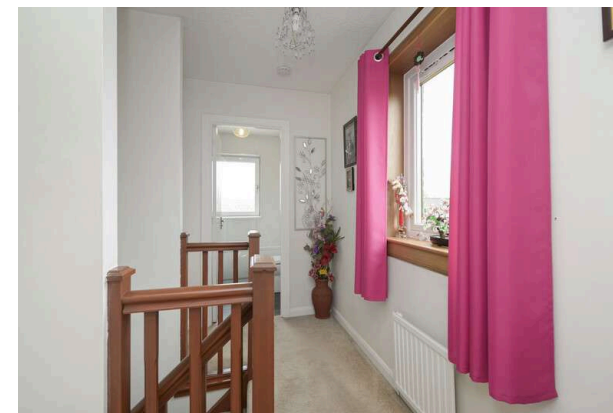
## Extras

Included in the sale are the kitchen appliances, fridge/freezer and freezer, curtains, fitted blinds and fixtures & fittings.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

