Offers Over
£235,000

9 1F2 Victor Park Terrace
Corstorphine | Edinburgh | EH12 8BA

Neilsons are delighted to offer to the market this spacious and beautifully presented first floor flat within a block of four, quietly positioned within a highly desirable residential cul-de-sac in the heart of Corstorphine, convenient for access to excellent amenities, reputable schooling and superb commuting links.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- Communal garden
- On-street parking
- EPC Rating – E
- Council Tax Band - D

Description

In brief the subject comprises; welcoming entrance hallway with excellent built-in storage facilities, generously proportioned and bright lounge/dining with feature fireplace, stylish fitted kitchen, excellent sized principal bedroom, second well proportioned double bedroom with built-in storage cupboard and modern bathroom with white three-piece suite and rainfall shower over bath. Further benefits include gas central heating and double glazing.

Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob.

Gardens & Parking

There is a well maintained communal garden located to the rear of the property together with ample on-street parking to the front.

Viewing

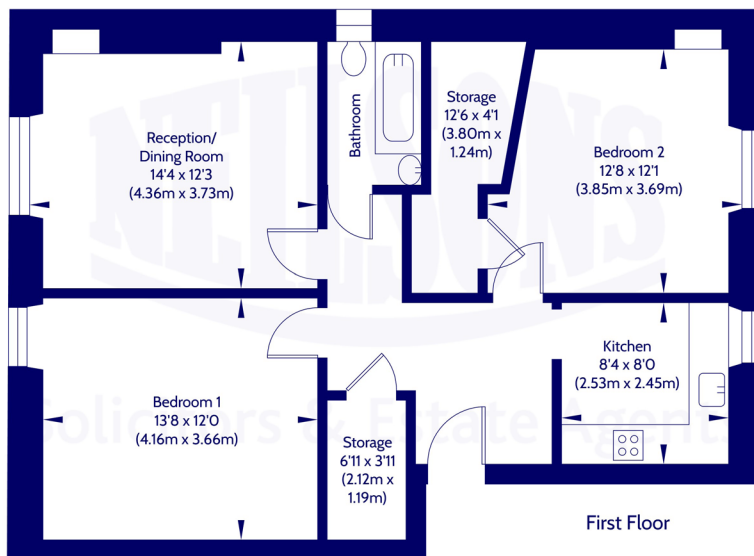Please contact Neilsons on 0131 625 2222.

Location

The property is in the ever-popular district of Corstorphine, which lies to the west of the City Centre. An excellent choice of local shops and services are on hand with a Tesco Extra superstore & Lidl supermarket within easy walking distance. The Gyle Shopping Centre and Hermiston Gait Retail Park are just a short drive away and 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, and Edinburgh Zoo. The area is very well served by regular local bus services which link swiftly to the City Centre and surrounding areas. By car, the location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.

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Approx. Gross Internal Floor Area 73.29 Sq M / 789 Sq Ft.

Bathroom

Reception/
Dining Room
14'4 x 12'3
(4.36m x 3.73m)

Storage
12'6 x 4'1
(3.80m x
1.24m)

Bedroom 2
12'8 x 12'1
(3.85m x 3.69m)

Kitchen
8'4 x 8'0
(2.53m x 2.45m)

Bedroom 1
13'8 x 12'0
(4.16m x 3.66m)

Storage
6'11 x 3'11
(2.12m x
1.19m)

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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For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk   📞 0131 625 2222   💻 www.neilsons.co.uk

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