



21 St Ninian's Road
Edinburgh, EH12 8AP

A

"21 St Ninian's Road is a substantial, four-bedroom, semi-detached villa situated in Corstorphine"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN
- BATHROOM
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- GAS CENTRAL HEATING
- FRONT & REAR GARDENS
- GARAGE
- TWO CELLARS









LOCATION

The subjects are ideally situated in the highly regarded Corstorphine area of Edinburgh, which lies to the west of Edinburgh City Centre. The bustling village of Corstorphine benefits from a wide range of local amenities, shops, cafes, bars and restaurants. Recreational facilities include Corstorphine Tennis Club on Belgrave Road, which is less than 5 minutes' walk from St Ninians Road. Also, Corstorphine Hill woodland nature reserve is nearby, and several golf courses, cycle paths, clubs and gyms are close by. There are several well-respected schools in the immediate locality, from nursery to senior level. For professionals, Edinburgh City Centre, Edinburgh Business Park and RBS Headquarters at Gogar are all within easy reach. There are good public transport and road links from Corstorphine to Edinburgh city centre, including Haymarket and Waverley railway stations to the east, and to Edinburgh International Airport to the west. The City Bypass and main motorway networks are a short drive away. It is our understanding that this property is subject to Council Tax Band G, however, please check with the local authority.

Catchment schools are: Corstorphine Primary and St Andrews Foxcovert RC, Craigmount High School and St Augustines RC.
Independant schools - St George's, Mary Erskine and Stewart's Melville (ESMS) and George Watson's are within easy reach.



DESCRIPTION

21 St Ninian's Road is a substantial, four-bedroom, semi-detached villa situated in Corstorphine, to the West of the city centre. This attractive sandstone house is arranged over two levels with spacious family accommodation, off-street parking, front garden and large south-facing enclosed mature private rear garden. The house benefits from attractive views towards Corstorphine Hill from the front, and stunning views across the west of the city to the Pentland Hills from the rear. The property boasts many key period features with stained-glass vestibule, tiled vestibule flooring, carved wood staircase, cornicing, Edinburgh press cupboards, exposed wooden doors, and feature fireplaces. The rear garden is bright and sunny with laid lawn, mature shrubs, plants and flowers. The driveway has parking for one car, with a garage for a second car. There are 2 cellars to the rear, providing additional storage space. The property would make a wonderful family home in a peaceful residential location.

Accommodation comprises; entrance vestibule; hallway; sitting room; dining room; kitchen; bathroom; WC; 4 double bedrooms including bay-windowed principal bedroom.

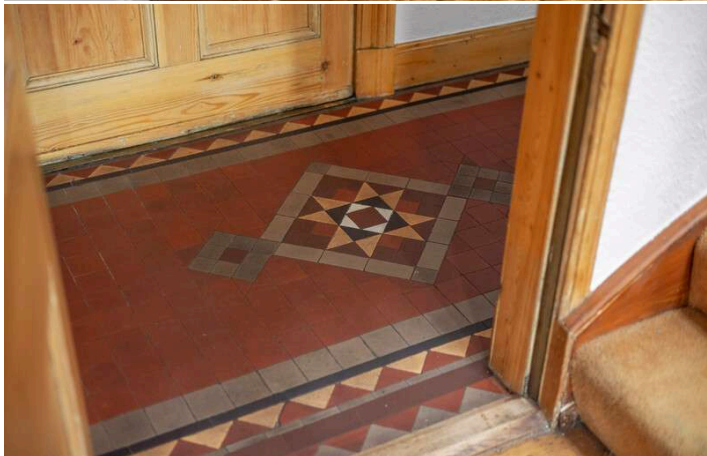
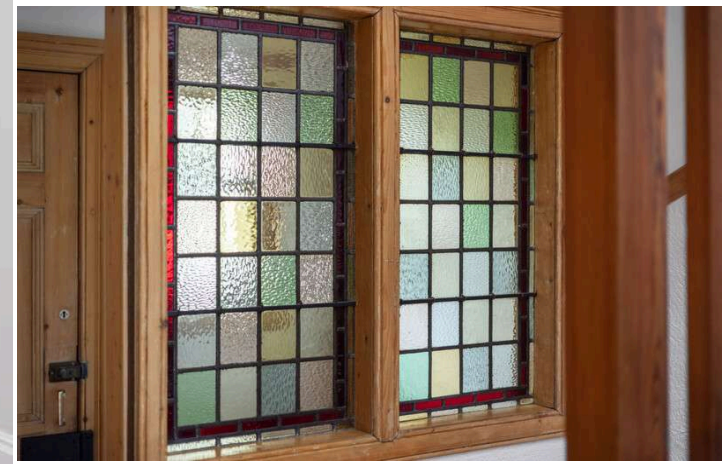
Further benefits include all appliances if desired, no warranties given, double glazing & gas central heating.

EPC RATING

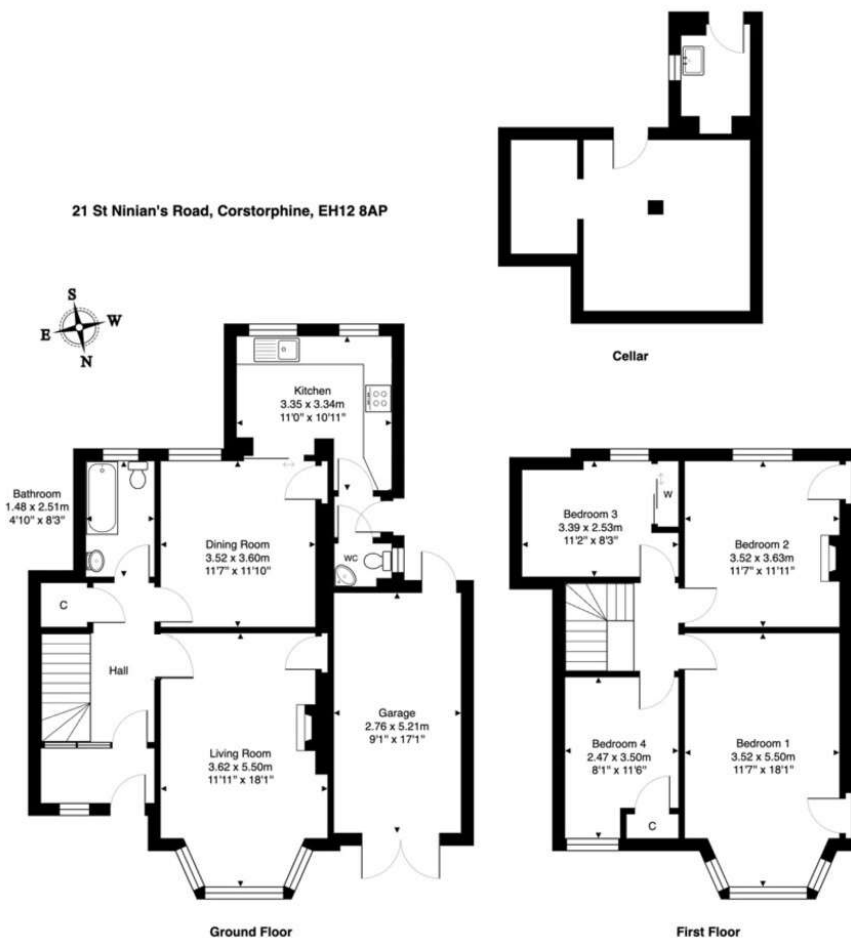
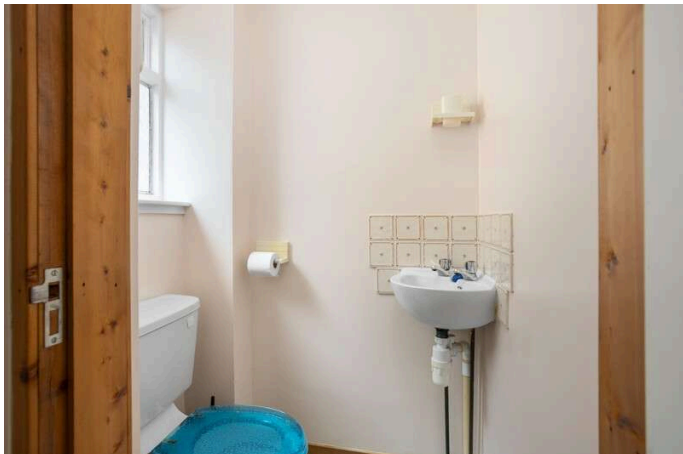
The energy efficiency rating for this property is band D

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 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Total Area (excluding cellar): 131.8 m² ... 1418 ft²
 All measurements are approximate and for display purposes only.



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Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
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