










Offers Over

£175,000

6/1 Oswald Terrace

Corstorphine | Edinburgh | EH12 7TS

A well proportioned ground floor flat, quietly situated in a leafy cul de sac setting, close to the heart of Corstorphine. With excellent local amenities and transport links, and with the added benefit of a private front and rear garden, this property is sure to appeal to first time buyers, professionals and downsizers.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private & communal gardens
-  On street parking
-  EPC rating – D
-  Council tax band – C



Description

The accommodation briefly comprises entrance hall, bright lounge with electric fire and fireplace and a cupboard housing the boiler, a fitted kitchen with wall and base units with co-ordinated worktops, two double bedrooms, one of which has built in wardrobes, and a fully tiled shower room.

The property further benefits from gas central heating and double glazing.



Extras

Included in the sale is the electric oven and hob, fridge/ freezer and washing machine.

Gardens & Parking

There is a private gated garden to the front which is laid to lawn, and to the rear there is a private patio area and shed, with a communal drying green beyond. Parking is on street and is unrestricted.

Viewing

By appointment through Neilsons (0131 625 2222).





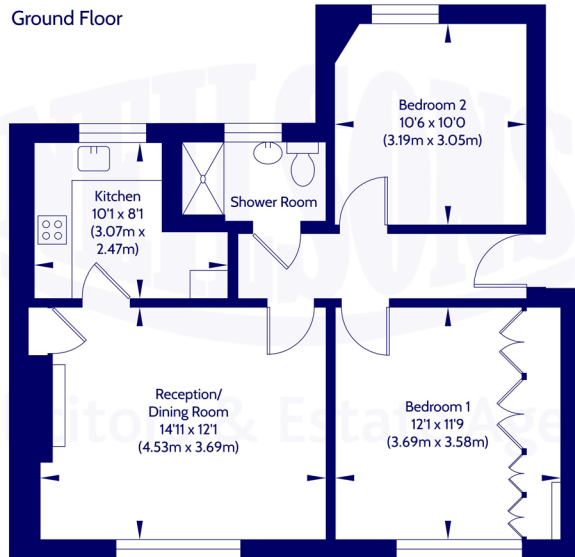
Location

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 Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park 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, 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 56.38 Sq M / 607 Sq Ft.

Ground 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.



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