










Offers Over

£180,000

5/6 Oswald Terrace

Corstorphine | Edinburgh | EH12 7TS

A spacious and appealing second (top) floor flat, forming part of a well-kept purpose-built block and enjoying a peaceful leafy setting within close proximity to a wide variety of local amenities and transport links. Perfect for the first time buyer or investor, the property features a substantial well-kept communal garden and boasts delightful open views of both Corstorphine Hill and the Pentlands.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  On-street parking
-  Communal gardens
-  ESPC rating – D
-  Council tax band- C



Description

The internal accommodation briefly comprises: entrance hallway, spacious reception room which has been decorated in a fresh neutral tone and features attractive wood flooring, focal fireplace and a pleasant open outlook, well equipped kitchen fitted with a variety of base and wall mounted units, with coordinated wipe-clean worktops, tiling to splash areas and a selection of built-in appliances, generously proportioned principal bedroom, second good sized bedroom which enjoys a sunny south facing aspect and works well as a home office/guest bed, and bathroom with three piece white suite, tiling to splash areas, and over-bath mains shower.



Extras

All integrated appliances and the fridge freezer will be included. Items of the furniture may be available via separate discussion.

Garden and Parking

There is a substantial south facing lawned garden located to the rear of the building, bordered by mature trees and featuring drying facilities and a garden shed will be included in the sale. On-street parking is available on Oswald Terrace and the neighbouring roads.

Viewing

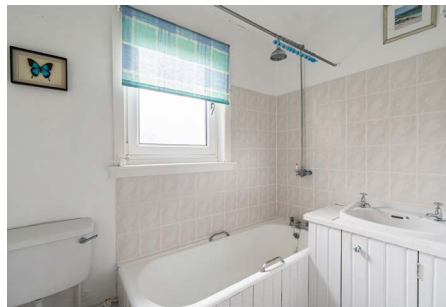
Thursday 6-8pm, Sunday 2-4pm and by appointment through Neilsons (0131 625 2222).





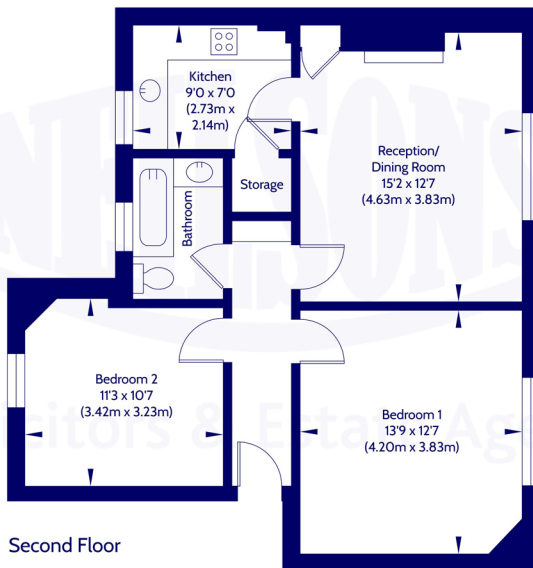
Location

The property is in the ever-popular residential area of Corstorphine, which lies to the west of the City Centre. The nearby high street is well stocked with boutique shops, a butcher, post office and variety of cafes/pubs together with a nearby Tesco's supermarket, which is within comfortable walking distance, The Gyle Shopping Centre and Hermiston Gait are also within close proximity and offer a wide range of popular retailers, including Decathlon, Marks and Spencer's and Boots. 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. Corstorphine is also well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system.





Approx. Gross Internal Floor Area 63.33 Sq M / 682 Sq Ft.



Second 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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