










Offers Over  
**£145,000**

## 15/1 Stuart Crescent

Corstorphine | Edinburgh | EH12 8XR

Neilsons are delighted to offer on to the market this attractive ground floor flat which forms part of a well-kept modern building, enjoying a peaceful cul-de-sac setting in the popular Corstorphine area of Edinburgh. The property would certainly appeal to first-time buyers and investors.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - B



## Description

The internal space briefly comprises: secure entry system, welcoming hallway, light and airy reception/dining room, fitted kitchen with appliances, spacious double bedroom with large fitted wardrobes and bathroom with three-piece suite and 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 fridge, integrated freezer, hob and oven.

## Gardens & Parking

There are well maintained lawned gardens scattered throughout the development and ample residents parking is available within close proximity. There is a small fee of approx. £6 per month for the cleaning of the communal stairs.

## Viewing

By appointment through Neilsons 0131 625 2222.





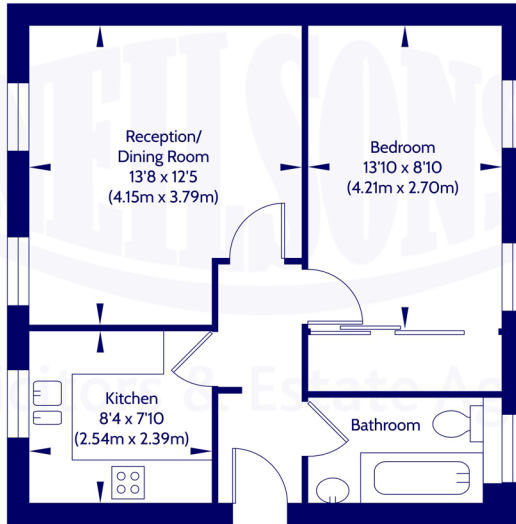
## Location

The property is located in the desirable 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 43.5 Sq M / 468 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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