










Offers Over  
**£165,000**

## 4/2 The Paddockholm

Corstorphine | Edinburgh | EH12 7XP

A fantastic opportunity has arisen to purchase this impressive first floor flat forming part of an established leafy modern development within a sought-after residential area of Corstorphine close to excellent day to day amenities and commuter links. The property would undoubtedly appeal to first time buyers, professionals and buy to let investors.

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



## Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with useful storage and utility cupboard, light and airy living room/dining room, open plan stylish fitted kitchen with breakfast bar and storage cupboard, spacious double bedroom with mirrored fitted wardrobes and bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating, double glazing and good storage.



## Extras

Extras All fitted floor coverings will be included in the sale together with the hob, oven, dishwasher, fridge/freezer and washing machine.

## Gardens & Parking

The property is pleasantly positioned within leafy communal grounds with ample residential parking.

There is a yearly fee of approx. £240 (£20 per month) for the maintenance of communal grounds.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

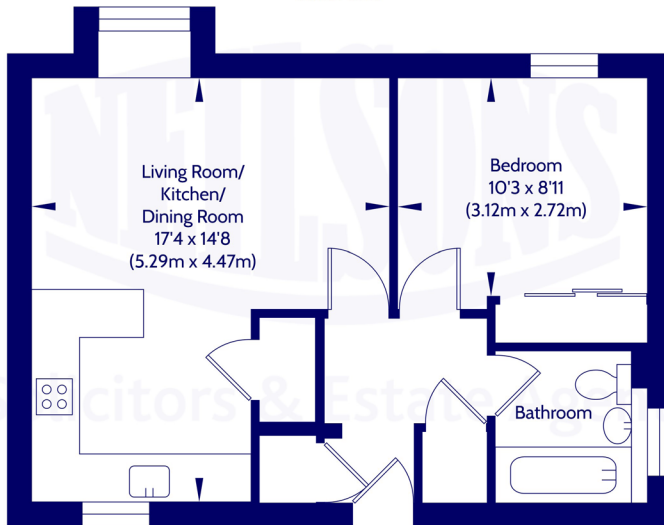
The property is situated within the sought after district of Corstorphine, located the west of the City of Edinburgh. Superb local shops and amenities are within easy walking distance of the property, together with the nearby Gyle Centre & Hermiston Gait offering a wide choice of highstreet retailers and superstores. The property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city centre and surrounding areas. A wide choice of leisure and recreational facilities are available in the area including Corstorphine Hill Local Nature Reserve, Edinburgh Zoo, Carrick Knowe Golf Course, and a choice of gyms including David Lloyd & Drum Brae leisure centres.





Approx. Gross Internal Floor Area 41.48 Sq M / 446 Sq Ft.

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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