



9 Lennymuir

Corstorphine, Edinburgh, EH12 0AP



VMH ESTATE AGENTS



Lovely home in a semi-rural setting, but with convenient access to Edinburgh City Centre and further afield.

- Light filled sitting room
- Breakfasting kitchen
- Dining room leading to conservatory
- Principle bedroom with en-suite
- 2 double bedrooms
- Family bathroom
- Floored attic storage
- Double car driveway
- Rear garden with shed & BBQ hut
- Double glazing
- Oil heating, solar panels



Offers Over: £295,000

EPC Rating: D

Council Tax: D

Tenure: Freehold

Further information can be found in the home report.

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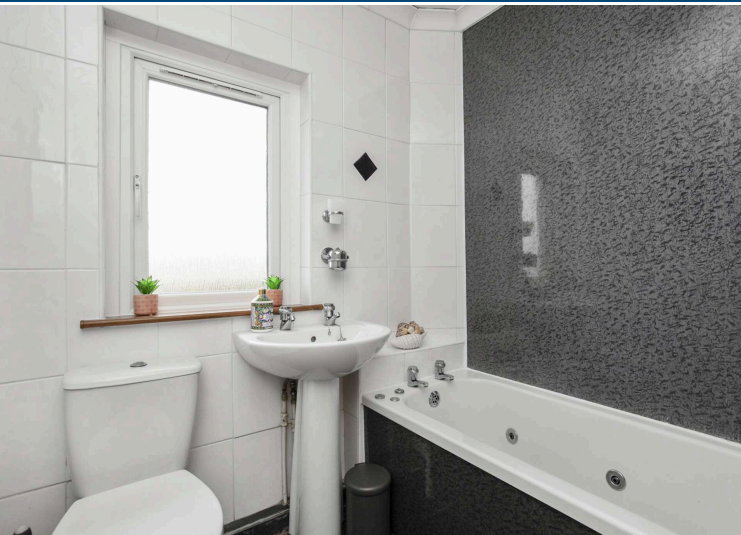
About the Property

Situated on the outskirts of Edinburgh this three bedroom end of terrace property provides a semi-rural location within easy reach of Edinburgh City Centre. The bright and well presented interior offers an ideal space for a growing family, or indeed for the professionals working from home.

Externally the property has a double car driveway, storage lock up, shed with power and light and a purpose built barbecue hut. The property further benefits from solar panels, double glazing and oil fired heating and hot water provided from a Rayburn stove.

Extras

To include all carpets, curtains and blinds, white goods (Rayburn oil fired stove, integrated electric oven, hob and microwave) garden shed & BBQ hut.





Location

The historic area of Corstorphine lies within easy reach of the city centre and is renowned for its tree lined streets and green open spaces. The nearby Gyle Shopping Centre includes a Marks & Spencer and Morrisons supermarkets and many of the other major retail outlets. The West End and city centre are within easy commuting distance by car and there is a regular bus service into the city & surrounding districts. The area is well catered for schooling in the private and public sectors. There are many business centres at the nearby South Gyle business parks and the headquarters of Royal Bank of Scotland at Gogar. Quick access for the main commuting routes including the city by-pass, M8, M9, Forth Road Bridge and Edinburgh International Airport.





Total area: approx. 139.6 sq. metres (1502.6 sq. feet)

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.
Plan produced using PlanUp.



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Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

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