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36 Corbieshot

The Jewel, Edinburgh EH15 3RY

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Welcome to your tranquil retreat at the end of a quiet cul-de-sac in the desirable residential neighborhood of the Jewel! This charming end terrace villa is ideally located, offering easy access to excellent local amenities and the bustling city centre.

Stepping onto the small front garden and driveway, it leads you to the front door, where an entrance vestibule houses with a practical coat cupboard. Enter the spacious lounge, where rich dark walls and warm wood-effect flooring create an inviting atmosphere, highlighted by a stunning living flame fireplace. The spectacular kitchen/diner seamlessly matches the lounge's decor, featuring sleek gloss white cabinets paired with solid wood worktops and integrated appliances. A bright conservatory extends from the kitchen, providing a delightful space to relax while overlooking the secluded rear garden. Upstairs, you'll find two generously sized double bedrooms, each equipped with excellent wardrobes, sharing a modern three-piece bathroom that exudes style.

Property Summary

- Set at the end of a quiet cul-de-sac in the popular neighbourhood of the Jewel
 - End of terrace villa
 - Spacious south-facing lounge
 - Stylish kitchen/diner
 - Conservatory
 - Two excellent double bedrooms
 - Stylish three-piece bathroom
 - Gas central heating & double glazing
 - Front, side & rear gardens
 - Driveway
- EPC Rating - C | Council Tax Band - D

Home Report Value - £240,000







End of terrace
villa, with
beautifully
presented interiors





Outdoor space; the property boasts a small south-facing front garden and to the rear is an enclosed garden, with lawned area and decked seating area
A driveway is positioned to the front, plus ample parking spaces with-in cul-de-sac
Extras: all fitted floor coverings, light fittings (excluding kitchen), curtains, blinds and all kitchen appliances, to be included in the sale.

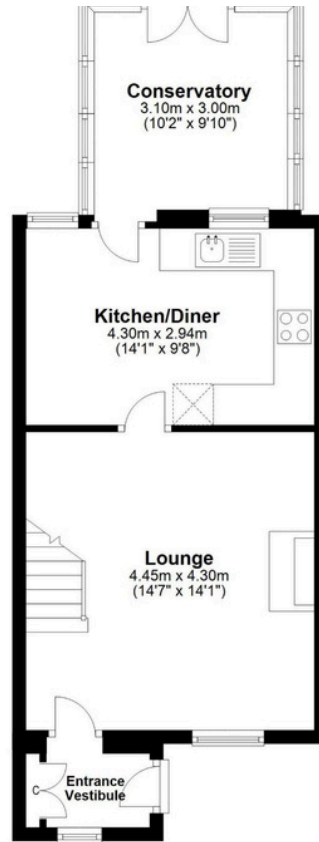
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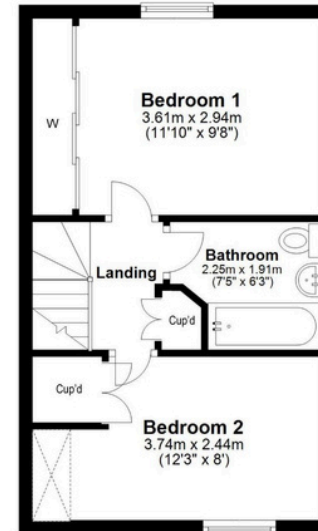
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Ground Floor
Approx. 43.5 sq. metres (468.7 sq. feet)

75.8 sq.metres (815.4 sq. feet)



First Floor
Approx. 32.2 sq. metres (346.7 sq. feet)



Location

The Jewel is a tranquil cul-de-sac development, east of the city centre, close to Joppa and Newcraighall. Extensive amenities are provided for retail and leisure at nearby Fort Kinnaird, along with a large Asda store. Portobello beach with its swimming pool and Turkish Baths, are within easy reach and there are a number of golf courses, nearby, including Portobello, Duddingston and Musselburgh. Schooling is well provided, from primary through to secondary, with the addition of Edinburgh College and Queen Margaret University campuses within the area. Excellent transport links are available, with regular bus services, Brunstane railway station is nearby along with the A1 and Edinburgh City By pass, which links you effortlessly to all other major road networks.



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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.