



22 Falkland Gardens

Corstorphine, Edinburgh, EH12 6UW



VMH ESTATE AGENTS



Wonderful family home within a cul-de-sac setting close to local schools and amenities.

- Sitting/dining room
- Well equipped kitchen
- Two double bedrooms
- Bedroom 3/study
- Family bathroom
- Attic storage space
- Front & rear gardens
- Gas central heating & double glazing
- Garage
- Excellent location close to amenities



Offers Over: £299,000

EPC Rating: D

Council Tax: D

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Situated in a quiet cul-de-sac this three bedroom terraced house offers a wonderful family home in move in condition. The property is well located for schooling with a local primary school within walking distance as well as local amenities.

Low maintenance gardens can be found to the front & rear.

Extras

To include all fitted carpets, window blinds, oven, hob, fridge/freezer, washing machine and tumble dryer.





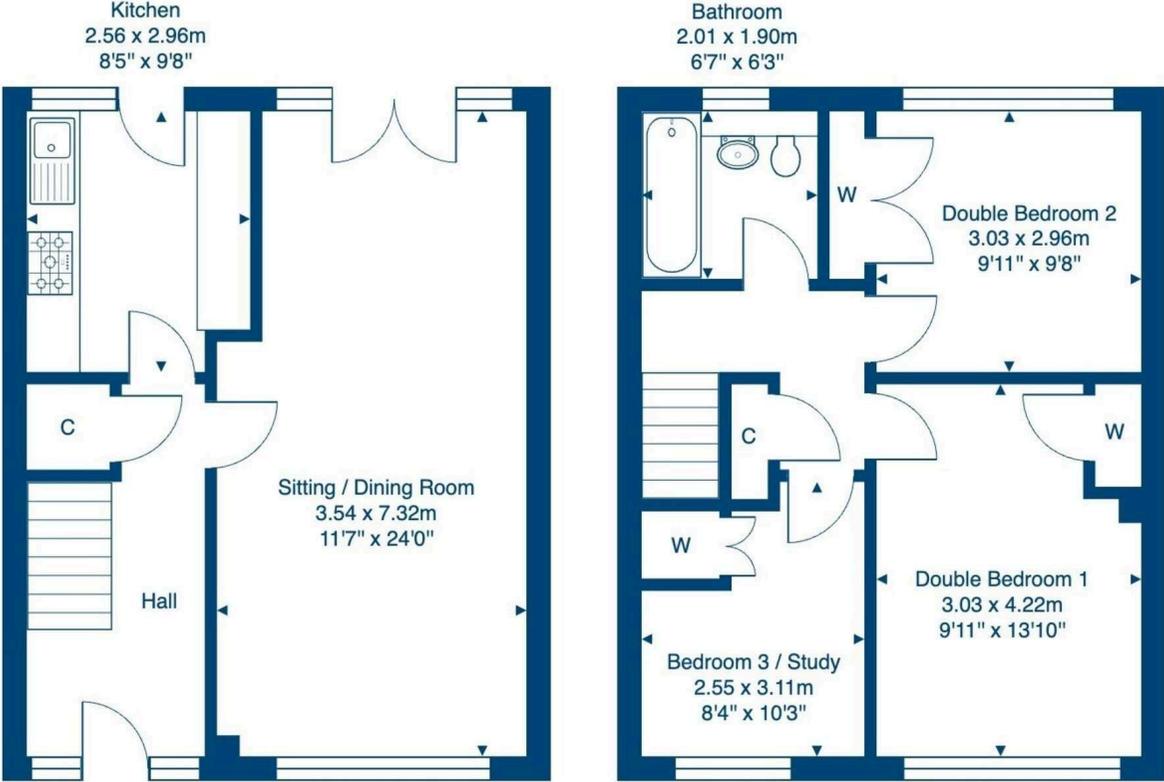
Location

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.



Floor Plan

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Ground Floor

First Floor

Total Area: 83.7 m² ... 901 ft²
All measurements are approximate and for display purposes only.





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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.