










Offers Over

£590,000

11 Traquair Park East

Corstorphine | Edinburgh | EH12 7AP

Neilsons are delighted to offer on to the market this impressive semi detached villa, which enjoys a great location on one of Corstorphine's most desirable residential streets. The property would benefit from a degree of upgrading and modernisation in places and offers an excellent opportunity to create an individually designed and highly flexible home within easy travelling of the city centre/city bypass.

-  4 bedrooms
-  Open-plan extended lounge and dining room
- Kitchen/diner
-  2 bathrooms
-  Driveway
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band- G



Description

The accommodation briefly comprises: entrance vestibule leading in to the main hallway, convenient downstairs WC and stair to the upper level, spacious reception/dining room which has direct access to the rear garden and offers a highly versatile family space, well proportioned dining kitchen which has been fitted with an excellent assortment of wood base and wall mounted units, with contrasting worktops and tiling to splash areas, a large principal bedroom with fitted storage and two further good sized double bedrooms on the first floor, a fourth bedroom on the ground floor which is currently being used as a home office/guest bedroom, tiled family bathroom with three piece colour suite and over-bath electric shower, and downstairs shower room with contemporary two piece white suite and separate shower enclosure. The property also benefits from a floored attic and under stair cupboard available for storage.



Extras

All fitted carpets, curtains, light fittings, and integrated appliances will be included in the sale.

Gardens, Garage & Driveway

To the front of the house there is a well stocked shrub bed, together with a substantial chip stone driveway and single garage to provide excellent off-street parking/overspill storage. Undoubtedly one of the standout features of this fabulous home is the large private garden located to the rear. This wonderful space has a lovely private feel and comprises areas of lawn, paved patio, a variety of mature trees and a large well-kept hedge.

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.





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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

