281/3 St. Johns Road, Edinburgh, EH12 7XF

Description
Beautifully presented four-bedroom top floor flat which forms part of a traditional stone tenement, situated in a central location within Corstorphine. The property offers generous family accommodation and has amazing views of the Pentland Hills and West Edinburgh. It has gas central heating, double glazing and a private rear garden plot.

Entered by way of a secure entry phone system this generously proportioned, flexible accommodation comprises; a long, welcoming hallway which provides access to all of the rooms. A spacious sitting room to the front which has cove cornicing, twin window formation, decorative ceiling rose, electric fire with marble hearth and wooden surround. There are three good sized double bedrooms and a generous single bedroom. The modern bathroom is partially tiled and is fitted with a white three piece suite and shower head over the bath. The large, comfortable dining room is front facing and has cove cornicing and a fitted carpet. There is a well equipped kitchen fitted with a range of white gloss units and a ceramic tiled worktop with inset stainless steel sink. The appliances include a ceramic hob with chimney hood, double oven, fridge freezer, washing machine and dishwasher.

Gardens
The sunny, south facing rear garden plot is fully enclosed and designed for low maintenance with mixed gravel and planters.

Viewing details
Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

EPC rating
C

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Location
The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Excellent regular bus services to the City Centre including the Airport bus stop nearby. It is well located for Edinburgh airport and motorway connections. Local shops, banking facilities and other social amenities can be found nearby on St John’s Road. Recreational facilities in the area include sports and leisure clubs, gyms and the nearby Corstorphine Hill provides a choice of pleasant walks. It is in the catchment area for Corstorphine Primary School, Fox Covert RC Primary School, Craigmount Secondary School and St Augustine’s High School.

Parking
There is unrestricted on-street parking opposite the property.

Extras
All fixed floor coverings, appliances, light fittings and curtains are included in the sale.