



3 Orchardfield Avenue
CORSTORPHINE | EDINBURGH | EH12 7SX


warners
solicitors & estate agents



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Beautifully presented main door lower villa situated in the popular residential district of Corstorphine. The property has been finished to a high standard and benefits from a pleasant, open outlook to both the front and rear as well as gas central heating and sash and case style double glazing. The accommodation comprises; entrance vestibule with storage, cloaks hallway with large storage cupboard/box room off, bright sitting room with display shelving/storage shelving overlooking the park, modern fitted kitchen with white high gloss units and door to garden, two generous double bedrooms, and modern bathroom with mains shower over bath. Externally the property boasts a private, easy maintenance East facing rear garden with rotary dryer and seating area.

- Beautifully presented ground floor main door flat flat
- Entrance vestibule to cloaks hallway with deep storage cupboard/box room
- Bright sitting room with display/storage shelving
- Modern kitchen fitted with white high gloss units
- Two generous double bedrooms
- Gas central heating
- Sash and case style double glazing
- Easy maintenance private East facing garden to the rear
- On street parking
- Park views to front

EPC Rating C

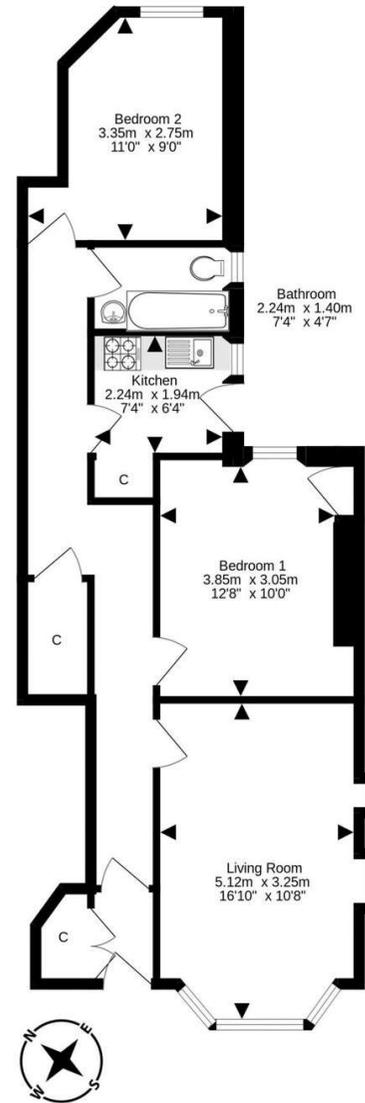
Extras include washing machine, oven, fridge, smaller fridge/freezer, all carpets and blinds.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Insert Location Details





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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