



50 Belgrave Road, Edinburgh, EH12 6NQ

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A charming two bedroom upper villa with two reception rooms offering bright and spacious accommodation, retaining many period features, the property further benefits from a private garden to the rear. Belgrave Road is conveniently situated within the heart of the sought-after residential area of Corstorphine close to an abundance of local amenities, schooling and swift transport links. Presented to the market in excellent order throughout, we would recommend an early viewing

- Main door shared entrance.
- Staircase to the upper level with a large cupola providing lots of natural sunlight.
- Handsome living room, bay window with window seat, open shelved press, bookshelf storage, fireplace with gas fire inset.
- Fully fitted kitchen with a range of wall and base units along with free standing appliances included in the sale, door accesses the rear garden.
- Dining room, fireplace with electric fire inset, built in storage and press.
- Rear facing double bedroom with an Edinburgh press storage.
- Front facing double bedroom with built in wardrobe storage.
- Newly fitted stylish bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating, boiler replaced in 2023.
- Double glazing throughout.
- Private garden to the rear, with patio area and garden shed.
- On street parking.



Location

The property is situated within the sought after Corstorphine area of Edinburgh, lying to the west of the City Centre. Excellent local shops and services are available within the area including a doctors surgery, banks, post office together with a 24-hour Tesco's supermarket. The Gyle Shopping Centre which is just a short drive away offers a more extensive range of shopping facilities including a large Marks & Spencers and Morrisons. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses are all within easy reach together with Drum Brae and David Lloyd Leisure Centres. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Forth Road Bridge and Edinburgh's International Airport.

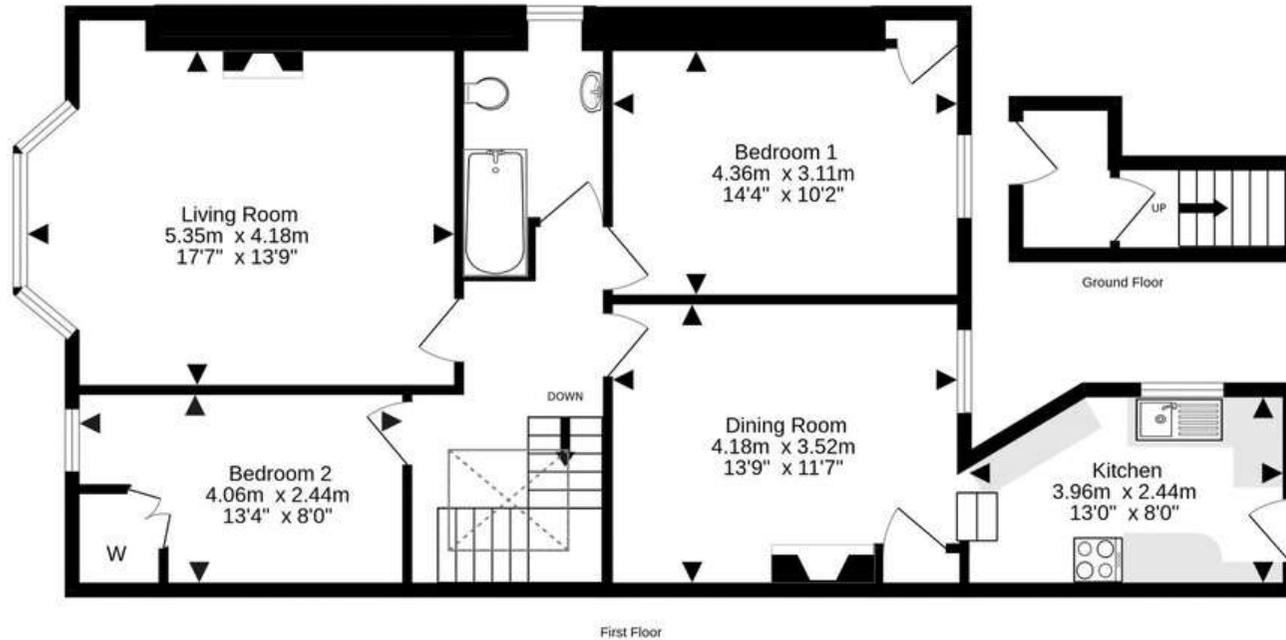
Extras

The integrated and free standing kitchen appliances, blinds and fitted floor coverings are included. Please note the light fittings in the hall and master bedroom are not included.

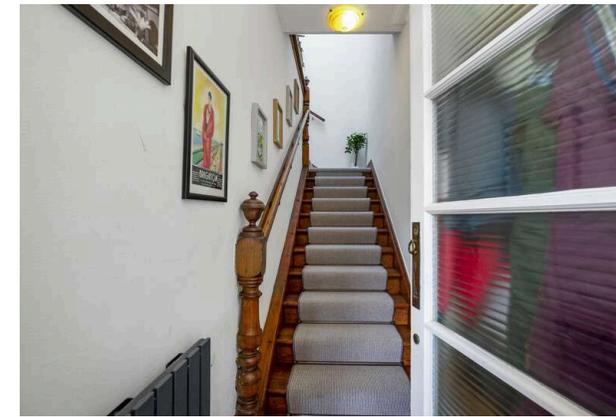
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



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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