

16 Corstorphine Park Gardens, Corstorphine, Edinburgh, EH12 7HH



Description

A fantastic opportunity has arisen to purchase this rarely available three bed semi-detached house offering bright and spacious family sized accommodation. The property features a generous sized, private rear garden and driveway leading to a single garage and is quietly situated within the highly desirable district of Corstorphine, close to excellent local amenities, schools, and transport links. The property would now benefit from upgrading and modernisation but offer tremendous potential to create a wonderful family home in a sought after address.

The accommodation comprises - vestibule, hallway, bay window living room, dining/family room, fitted kitchen with door leading to sun porch plus adjoining utility room, two double bedrooms, bedroom 3, and bathroom . Further benefit include a floored attic with eaves storage space. Gas central heating and partial double glazing.

Extras

The washing machine, tumble dryer, chest freezer, oven, hob, cooker and fridge are included. Interested parties should note that no warranties or guarantees will be provided with regard to the working condition of any of the appliances.

EPC Rating: E

Price and Viewing

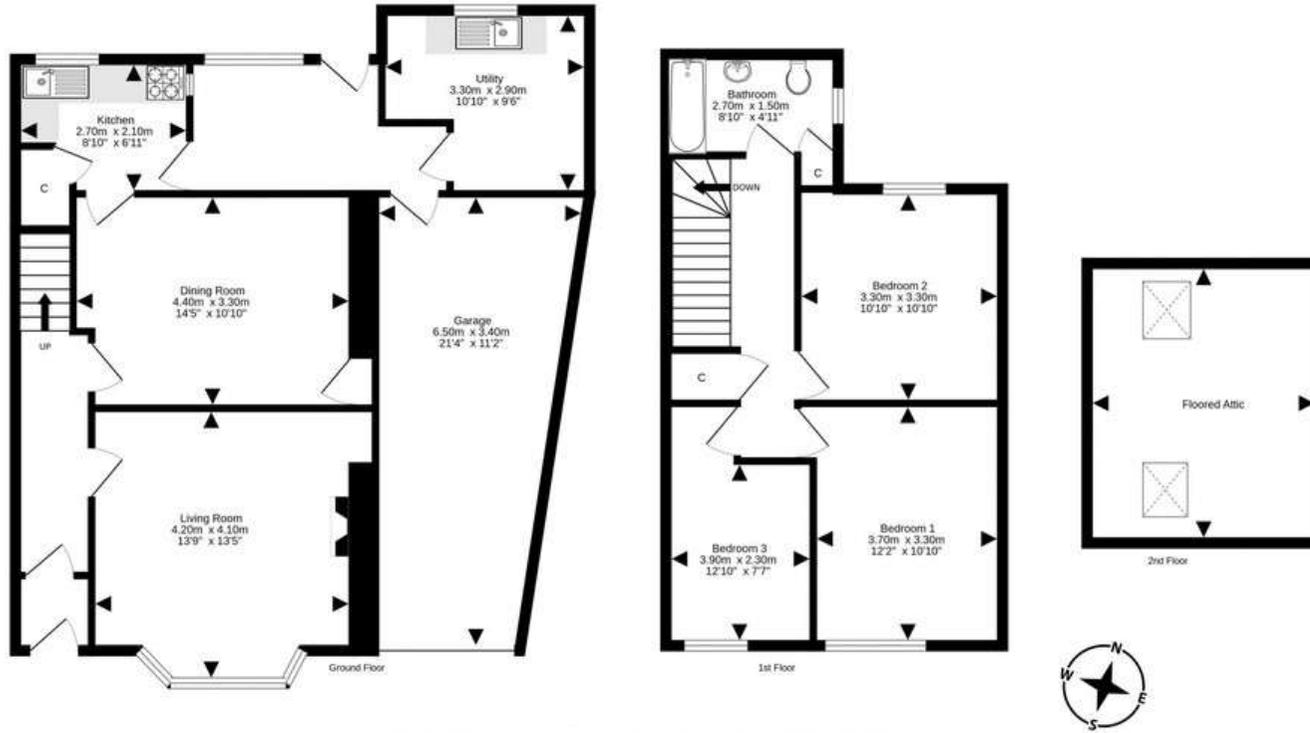
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, Sainsbury's and Scotmid. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

