



26/1 Glasgow Road

Corstorphine | Edinburgh | EH12 8HL

An excellent opportunity has arisen to purchase this bright, generously proportioned 3-bedroom first floor flat with its own private, fully enclosed rear garden, forming part of a handsome 1930's traditional tenement. Situated in the heart of Corstorphine within easy reach of excellent amenities, superb transport links and reputable schooling.

-  3 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private rear garden
-  EPC Rating – C
-  Council Tax Band - D



Description

This sunny, south-facing property enjoys super open views to the front towards the Pentland Hills and affords excellent natural light throughout. Having been very well cared for, this fine home may now benefit from some general modernisation/upgrading and shall undoubtedly appeal to a wide audience from that of the professionals and families alike looking to put their own personal touch on this fine home. Accessed via a secure communal entrance, the property comprises; welcoming L-shaped hallway with storage provisions. There is a sizeable south-facing lounge with open aspect, central fireplace with gas fire and two storage cupboards. The kitchen overlooks the rear garden and is fitted with a range of wall and base units with appliances included in the sale. The spacious principal bedroom again with lovely open aspect to the front has been fitted with bedroom furniture, which shall be included in the sale. There are two further double bedrooms, one currently set up as a diningroom. The bathroom comprises of a white three piece suite with electric shower over bath. Further benefits include gas central heating with combi boiler and double glazing.



Extras

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the gas cooker, fridge, freezer, washing machine and tumble drier.

Gardens and parking

There is a well kept, sizeable private garden located to the rear of the property, fully enclosed, laid to lawn and houses two garden sheds. Unrestricted parking is available within the surrounding streets.

Viewing

By appointment with Neilsons on 0131 625 2222.





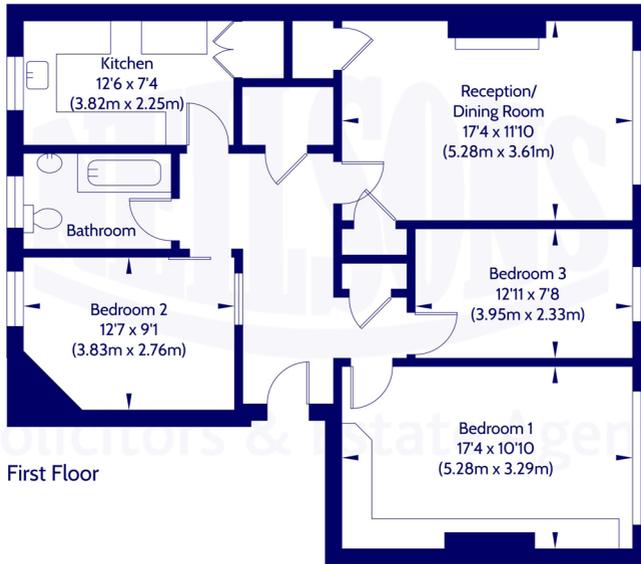
Location

The property is located within the ever-popular residential district of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco supermarket and Aldi both just a short walk away. The Gyle Shopping Centre and Hermiston Gait are located slightly further afield and offer a wider range of high street named stores and services. 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.





Approx. Gross Internal Floor Area 90.19 Sq M / 971 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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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