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6 Falkland Gardens

Corstorphine, Edinburgh, EH12 6UW

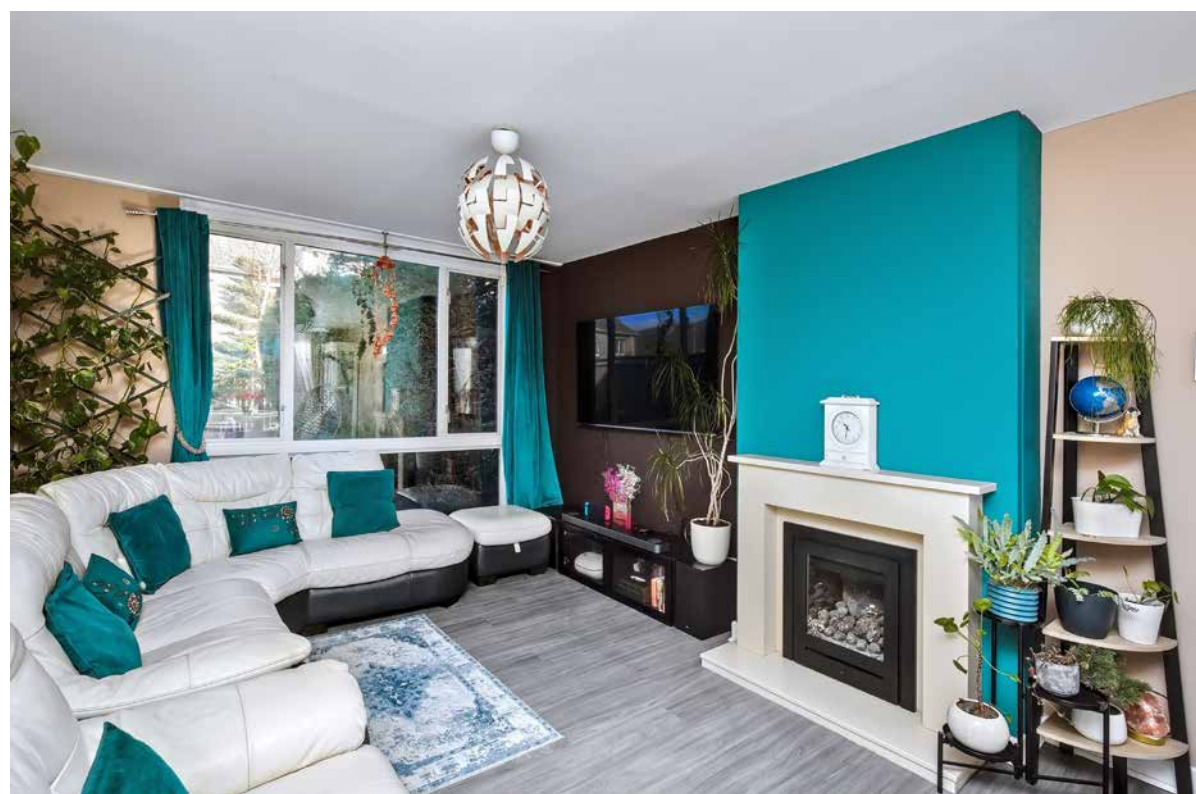
6 Falkland Gardens

The home enjoys a leafy cul-de-sac setting in Corstorphine, within walking distance of shops, a kindergarten, a primary school, Corstorphine Hill Nature Reserve and walking paths. Additionally, there are bus links and local recreational facilities nearby, including Drum Brae Leisure Centre and Murrayfield Ice Rink. The Rugby Stadium and Edinburgh Zoo are also nearby, making commuting from Edinburgh city centre convenient. This three-bedroom end-of-terrace home will appeal to many buyers, including city professionals, couples, first-time buyers and young families. The south-facing home comprises an open-plan, double-aspect living and dining room and a well-appointed kitchen fitted with handy downlighters and double doors to the rear garden. It also enjoys three spacious bedrooms, one benefitting from a fitted wardrobe and a southerly aspect, and a family bathroom with a shower-over-bath and towel radiator. Outside, 6 Falkland Gardens boasts private gardens, which can be accessed from outside, a driveway with space for up to three vehicles, and a garage.

Extras: All fitted floor and window coverings, light fittings, kitchen appliances and a boiler (which is still under warranty) are included in the sale.

Property Summary

- End-terrace house in Corstorphine
- Peaceful cul-de-sac setting
- Stylish, modern interiors
- Entrance hall with storage and WC
- Sunny dual-aspect living/dining room with fireplace
- French-doored integrated kitchen
- Two double bedrooms (one with a sunny aspect)
- Versatile third bedroom
- Bathroom with overhead shower
- Private gardens to the front and rear
- Garage and multi-car driveway
- EV charging point
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - E
- Home Report Value - £350,000



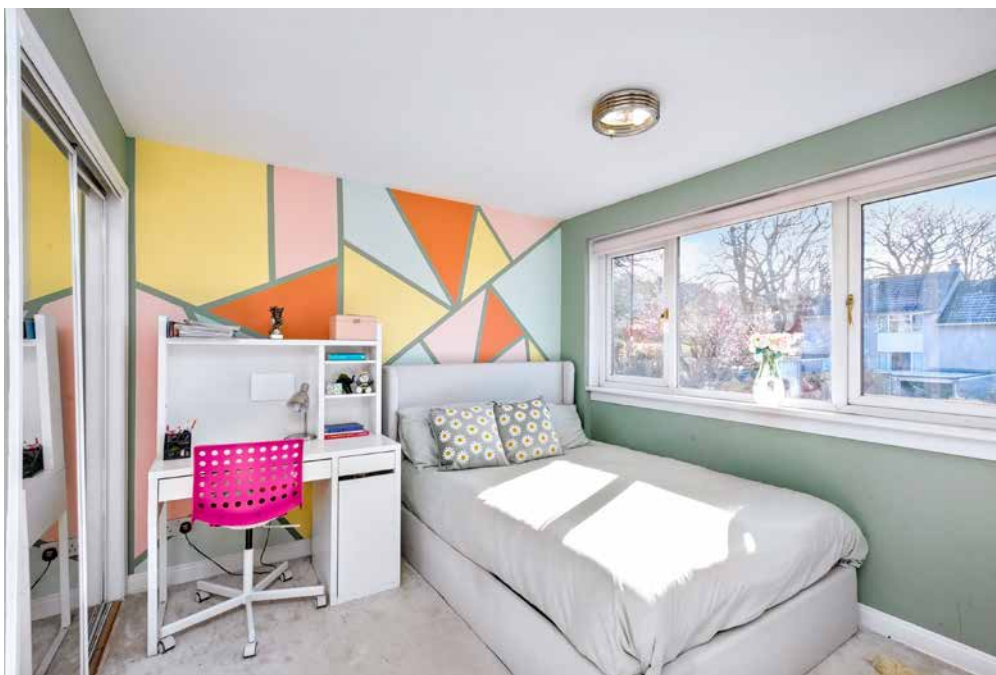




Well-appointed kitchen
with double doors leading
to the private rear garden







Three spacious bedrooms,
one with a fitted wardrobe
and a southerly aspect, and
a family bathroom with an
overhead shower





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dream property!



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DISCLAIMER

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. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, 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.

