

19 South Beechwood

CORSTORPHINE, EDINBURGH, EH12 5YR



Two-bedroom end-terrace house that is offered to the market chain free and in good internal order



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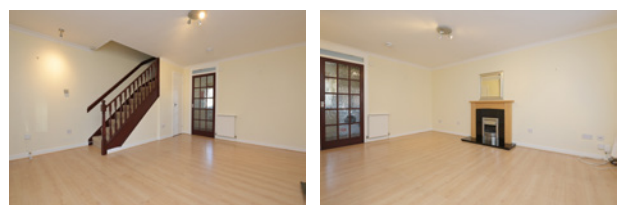


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McEwan Fraser is delighted to present this two-bedroom end-terrace house that is offered to the market chain free and in good internal order. The property boasts a low-maintenance south-facing rear garden, gas central heating, double glazing, and a garage. The property would be an ideal starter home and internal viewing is highly recommended.

THE LIVING ROOM



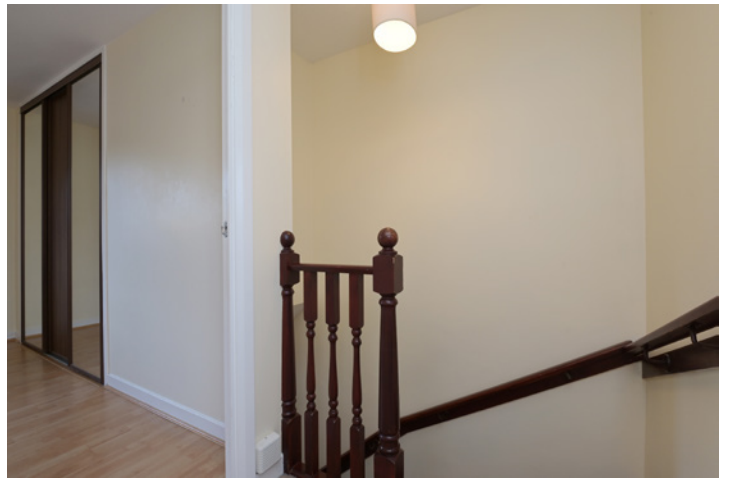
Accommodation is focused on a bright living room that has laminate flooring, neutral décor, and an attractive fireplace which creates a natural focal point. There is plenty of space for a range of different furniture configurations giving a new owner the flexibility to create their ideal entertaining space.

THE KITCHEN



The kitchen is accessed from the living room and boasts a good range of base and wall-mounted units with an additional breakfast bar. There is plenty of prep and storage space, an integrated hob and oven, and space for additional freestanding appliances.





Climbing the stairs, the first-floor landing gives access to two bedrooms, a shower room, and a loft for additional storage. Bedroom one is a well-proportioned double with an integrated wardrobe and plenty of space for a full range of bedroom furniture. Bedroom two also has a large integrated wardrobe. The shower room is fully tiled and includes a white suite and a large shower cubicle.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

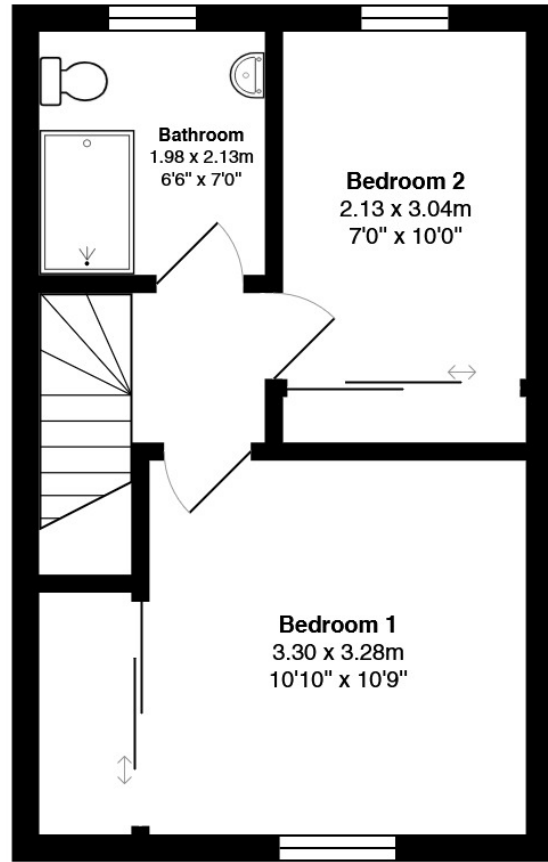
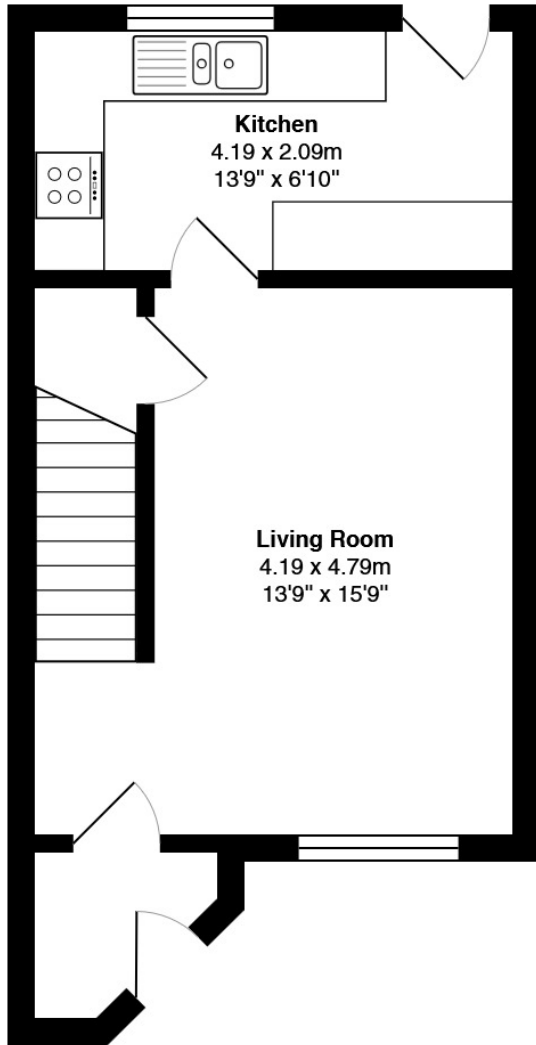


The rear garden is paved, low-maintenance, and boasts a sunny southerly aspect. The property has a large single garage which is accessed by a side road at the end of the adjacent terrace.

EXTERNALS

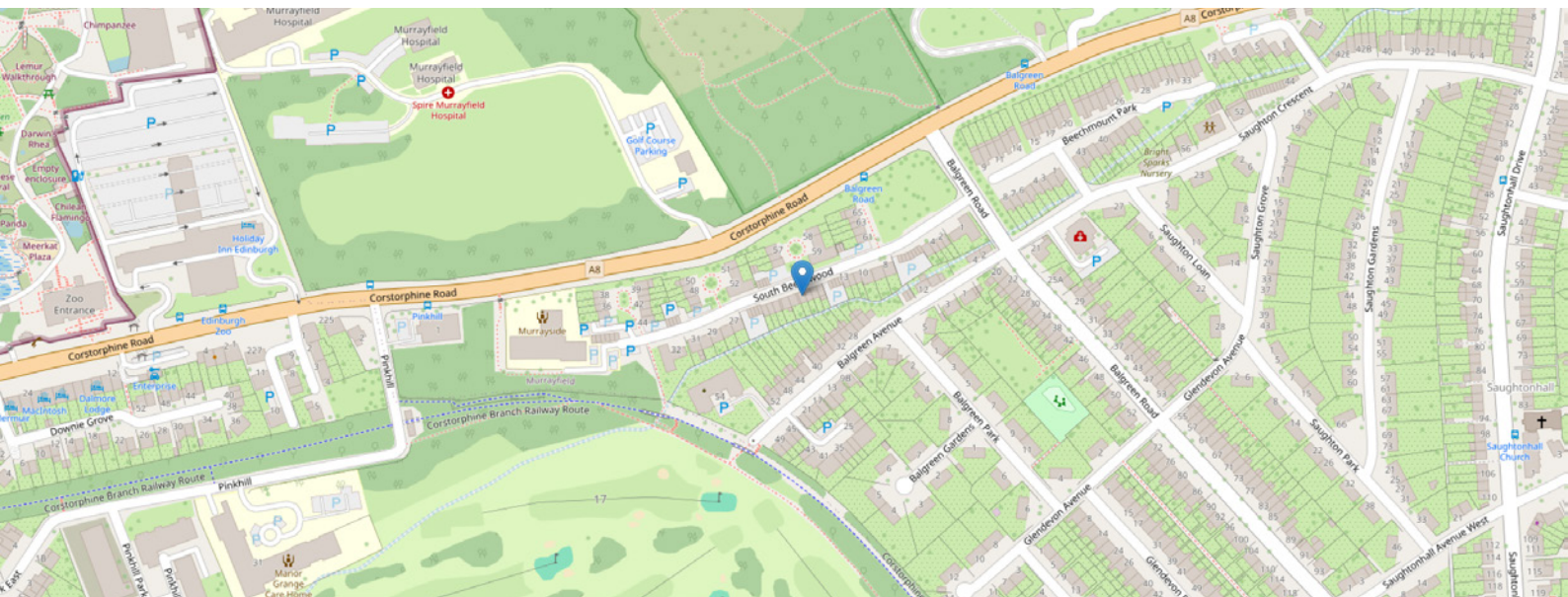


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 64m² | EPC Rating: D



THE LOCATION

The property is in the sought-after residential area of Corstorphine, which lies to the west of the City Centre. Many local shops, bars, restaurants, cafes and services are on hand with a large Tesco superstore within easy reach.





The Gyle Shopping Centre and Hermiston Gait offer a wider range of high street named stores. 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.



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