



127/2, St Johns Road, Edinburgh, EH12 7SB

Beautifully Presented, Three-Bedroom, Second-Floor Apartment

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Property Description

This light and beautifully presented, three-bedroom, second-floor apartment forms part of an established residential development. The property is located in the heart of the sought-after area of Corstorphine, west of Edinburgh city centre.

The accommodation comprises an entrance hallway, a living/dining room, a kitchen, three double bedrooms, and a bathroom. This apartment is rarely available and offers a superb location, exceptional room sizes, and a skyline view of the Pentlands.

It has been freshly prepared for the market throughout with light neutral decor, new flooring, and a new gas central heating boiler. Please note that select property images have been virtually staged to illustrate potential layouts; the property itself is offered unfurnished. Further features include a fitted kitchen with appliances, double glazing, a secure entry system, and a shared garden.

A central entrance hallway welcomes you into the property, providing access to all rooms to create a practical, well-connected living space. The hallway also benefits from excellent built-in storage, including a sizable walk-in cupboard at the far end that offers great versatility as a dedicated work-from-home station or utility store. The living room features contemporary flooring and a charming fireplace, offering a comfortable space to relax and unwind. Just off the living room is the kitchen, which is fitted with granite-effect worktops, a contrasting orange tiled splashback, an integrated oven and gas hob with a canopy above, as well as a washing machine and a fridge/freezer.

Bedrooms one, two, and three are all generously sized, offering plenty of flexibility for a range of uses and ample space for additional freestanding furniture, with each room finished with carpeted flooring. Bedroom three further benefits from built-in wardrobes, providing convenient storage. Completing the property is the family bathroom, which is fitted with a standard four-piece suite including a bath.

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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Corstorphine is a highly desirable and well-established residential area, centred around a historic village hub and offering a broad mix of housing styles. Its sought-after west-of-city location provides swift access to the city centre, the city bypass, Edinburgh Airport, and key destinations including The Gyle and Gogarburn. A wide range of local amenities can be found along St John's Road, with independent retailers, cafes, and restaurants, while also being complemented by larger retail options at a Tesco superstore open until midnight, Hermiston Gait Retail Park, and The Gyle Shopping

Centre, all within proximity. The area is rich in green spaces, including several family-friendly parks and the scenic woodlands of Corstorphine Hill. Local leisure facilities include a David Lloyd Club, various golf courses, and the popular Edinburgh Zoo. Corstorphine is well served by frequent public transport links and benefits from a strong selection of highly regarded schools and nurseries at all levels.





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