



A spacious and beautifully presented three-bedroom top-floor flat with stunning views across Edinburgh to the Pentland Hills



Set within the highly regarded and popular Corstorphine area of Edinburgh, this spacious and bright three-bedroom top-floor flat in walk-in condition offers comfortable accommodation, convenient parking and stunning far-reaching views across the city to the Pentland Hills. The property is accessed via a well-kept communal entrance and leads to a welcoming hallway with an excellent walk-in cupboard. The spacious and bright lounge is a particularly attractive feature, with stunning views from the picture window. Hard flooring adds a contemporary touch, while the generous proportions and natural light create a lovely living space. The modern kitchen is fitted with attractive white units, complemented by wooden worktops, appliances and a useful breakfast bar. There is also a lovely outlook towards Corstorphine Hill. There are three generously proportioned double bedrooms, each benefiting from fitted wardrobes and lovely views. The bedrooms offer excellent flexibility for family living, guests or home working. The bathroom is fitted with a bath and overhead shower, vanity unit and mirrored wall cabinet. A useful cupboard houses the boiler, while attractive flooring and a window providing natural light complete the room. Further practical benefits include a shared drying area, a shared store ideal for bikes, and an allocated parking space. Corstorphine is a popular and well-established residential area, offering an excellent combination of convenient city living and a strong community feel. There are excellent schools nearby, together with good public transport links and a range of local amenities, providing easy access to Edinburgh city centre and surrounding areas.

Key Features

- Communal entrance
- Hallway
- Lounge
- Kitchen
- Three double bedrooms
- Bathroom
- Double glazing
- Electric heating
- Shared drying area and store
- Allocated parking space

Meadowhouse Association approx. £35 per month - includes buildings insurance and minor maintenance of common areas



Corstorphine

The property is situated within the sought after Corstorphine area of the city, lying to the west of the city centre. Excellent local shops and services are available within the area including a doctor's surgery, banks, post office, together with a 24-hour Tesco supermarket. The Gyle Shopping Centre, which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencer's and Morrisons, to name only a few. The city centre is easily accessible with frequent public transport services and leisure, and recreational facilities, bowling clubs and golf courses are all within easy reach, together with Drum Brae and David Lloyd Leisure Centres. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Queensferry Crossing and Edinburgh's International Airport.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, fridge freezer and washing machine are included in the sale (no warranties given). Some furniture available if required.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£240,000

EPC Rating

E

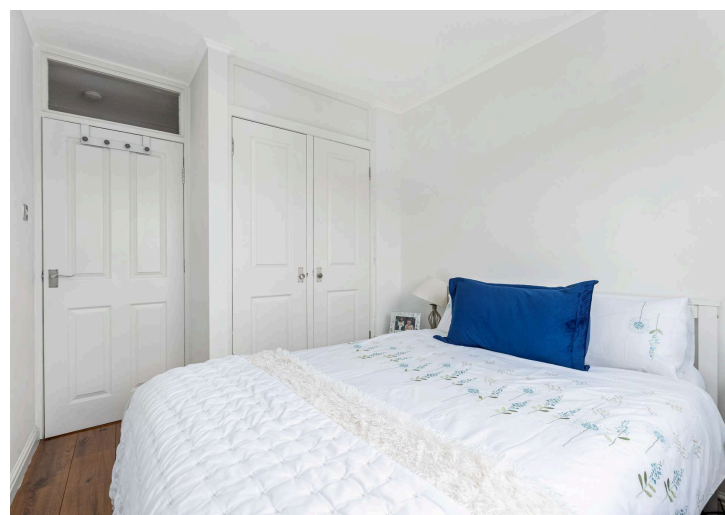
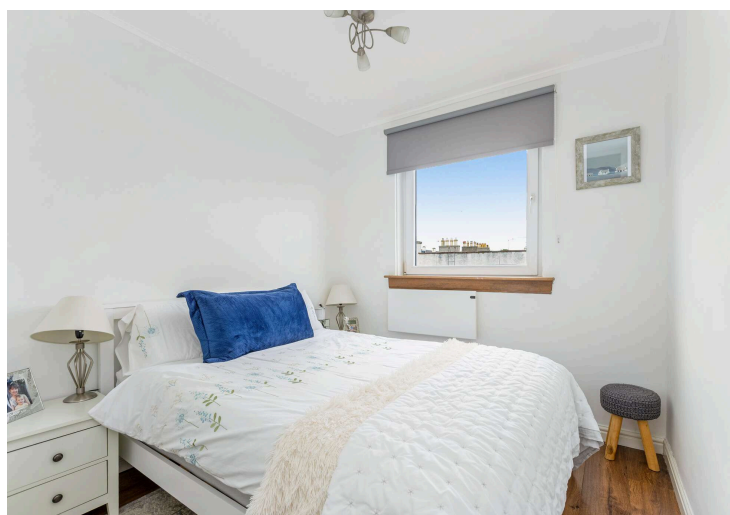
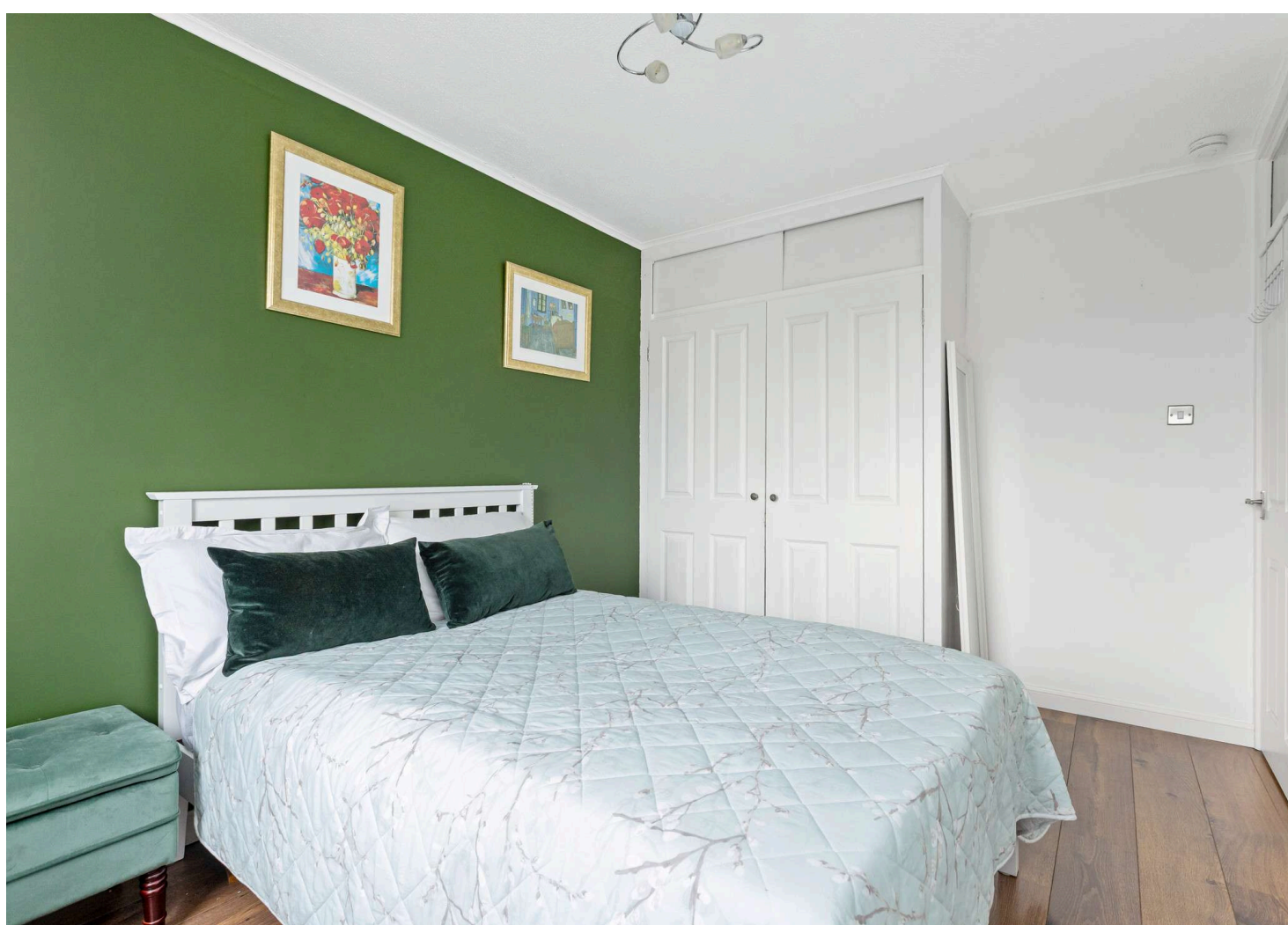
Tenure

Freehold



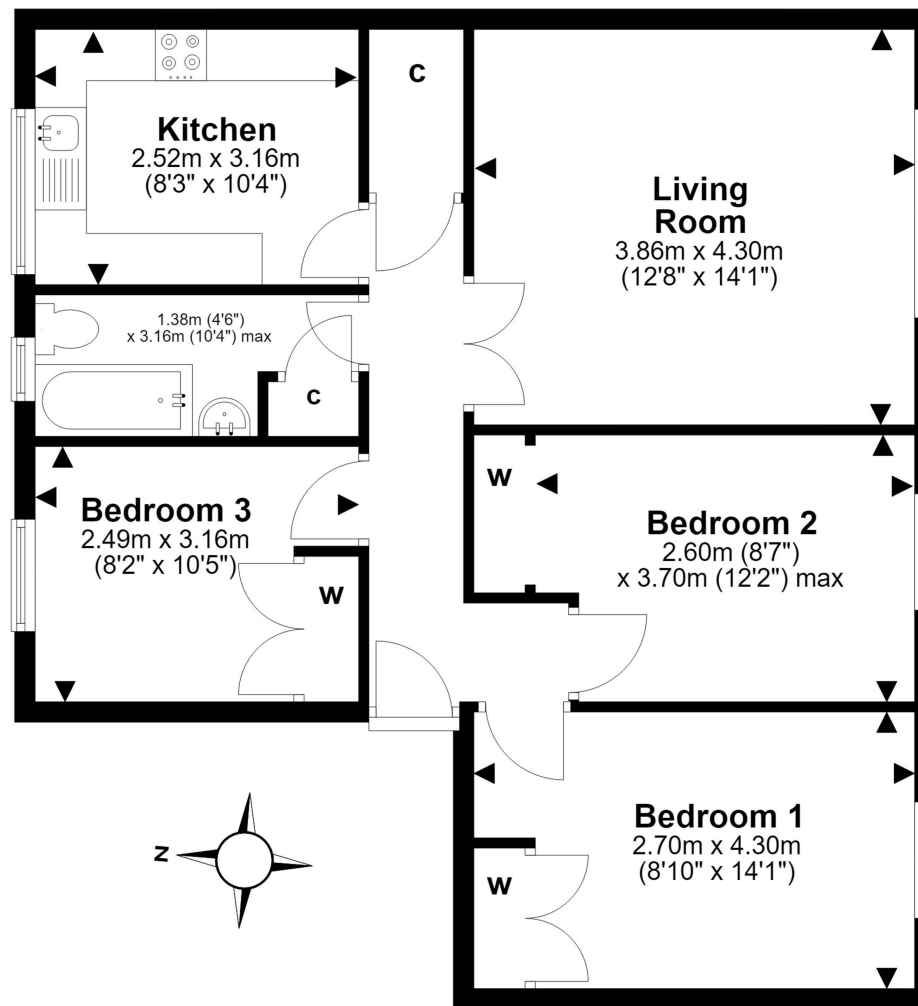


*"Beautifully presented
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walk-in condition"*









This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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