



43 Corbieshot, The Jewel
Edinburgh
EH15 3RZ



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Please contact us for
more information:

0131 555 7055
property@watermans.co.uk





Summary

This two-bedroom end-terrace house has a desirable location in The Jewel, set at the end of a quiet cul-de-sac, just a brief walk from a supermarket and regular bus links, and just 10 mins walk from Fort Kinnaird, with a wide range of cafes, restaurants, cinemas, and shops, as well as Brunstane rail station, with trains running every half-hour to Edinburgh Waverley. It offers a superb base for anyone seeking to live in easy commuting distance of the city centre while being just a 10 minutes' drive from Portobello Beach. The home further benefits from a spacious reception area, a charming kitchen with mix-and-match cabinetry, and a three-piece shower room. The main bedroom provides excellent storage, whereas the second bedroom offers flexibility for use by professionals or young families. An easy-to-maintain rear garden with a good-sized garden shed provides excellent storage, and allocated parking completes the property.

Features

- A well-presented end-terrace house
- Desirable location in The Jewel
- Welcoming entrance hall
- Living/dining room with garden access
- Well-appointed kitchen with attractive design
- Double bedroom with built-in wardrobes
- Versatile second bedroom/office/nursery
- Bright shower room with a three-piece suite
- Enclosed, low-maintenance rear garden
- Good-sized garden shed provides excellent storage
- Private allocated parking
- Gas central heating and double glazing





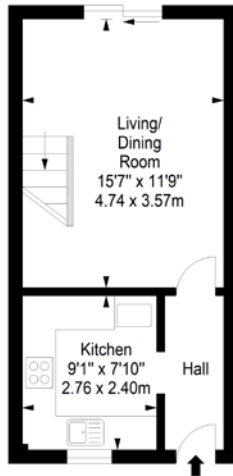




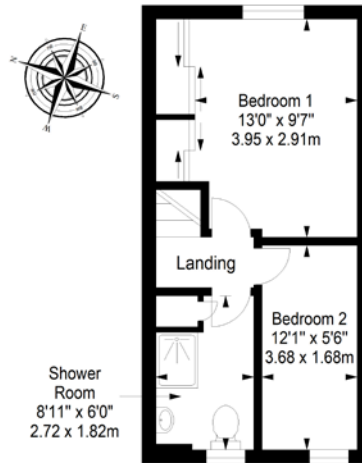


Floorplan

Ground Floor
Approx. 27.7 sq. metres (298.2 sq. feet)



First Floor
Approx. 27.7 sq. metres (298.2 sq. feet)



Total area: approx. 55.4 sq. metres (596.4 sq. feet)

EPC Rating - C | Council tax band - B | Home report Value - £225,000

Extras: all fitted floor and window coverings, light fittings, an integrated oven and ceramic hob, a freestanding fridge/freezer, and a washing machine to be included in the sale.



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Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
westcoast@watermans.co.uk

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