



Solicitors & Estate Agents



Offers Over

£215,000

3/3 Manse Street

Corstorphine | Edinburgh | EH12 7TR

This exceptionally spacious and well presented south facing first floor flat forms part of a handsome traditional tenement in the heart of Corstorphine. This lovely home shall undoubtedly appeal to a wide range of buyers and merits internal viewing to be fully appreciated with benefits including a well-maintained communal garden, gas central heating, and excellent storage throughout.

-  1 Bedroom
-  2 Public Rooms
-  1 Bathrooms
-  On-Street Parking
-  Private & Communal Garden
-  EPC Rating – D
-  Council Tax Band - C



Description

The accommodation briefly comprises a secure entry system leading into a welcoming entrance hallway with useful storage. The bright and airy reception room features a gas fireplace and a large storage cupboard, while the well-proportioned dining kitchen is fitted with a breakfast bar and appliances.

The spacious double bedroom benefits from a generous walk-in wardrobe, with the accommodation completed by a well-appointed bathroom fitted with a three-piece suite. Further benefits include gas central heating and partial double glazing.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fitted floor coverings will be included in the sale together with the cooker, fridge/freezer, washing machine, tumble dryer and dishwasher.

Gardens & Parking

Located to the rear is a well-kept private section of garden with hut and a communal drying green and for the car owner, ample unrestricted parking is available to the front and surrounding streets.

Viewing

By appointment through Neilsons (0131 625 2222).



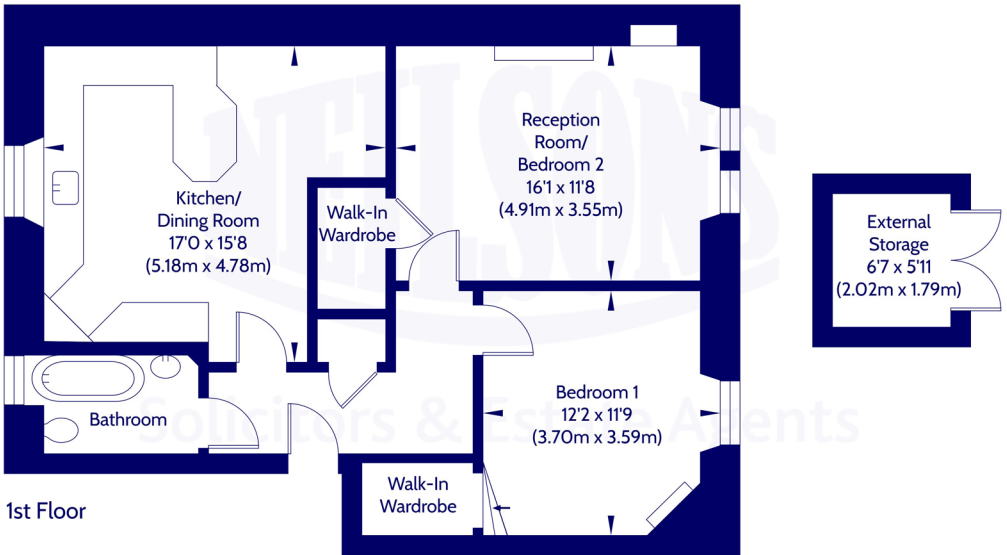


Location

The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are on hand including a Tesco Extra together with the Gyle shopping Centre housing many high street named shops and services. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible. The property is conveniently positioned to take advantage of the excellent commuting links nearby including South Gyle Train Station & tram stop, the City of Edinburgh Bypass linking the main Scottish motorway network system together with the A8 linking Edinburgh International Airport. An excellent bus service operates regularly providing quick and easy access into the city centre. Reputable schooling from nursery to senior levels are within proximity of the property. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo and Murrayfield Stadium.



Approx. Gross Internal Floor Area 69 Sq M / 746 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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