



Solicitors & Estate Agents



13 Fox Covert Avenue

Corstorphine | Edinburgh | EH12 6UQ

This is a fantastic opportunity to acquire a superb semi-detached family house located in the highly sought-after residential area of Corstorphine. The property benefits from an enclosed, south-facing garden and driveway.

-  4 bedrooms
-  2 public rooms
-  2 bathrooms
-  Driveway
-  Private rear garden
-  EPC rating – C
-  Council tax band- E



Description

Located on a pleasant residential street in the desirable residential area of Corstorphine, this spacious semi-detached house benefits from a lovely, enclosed private garden to the rear and a driveway to the front. Local amenities are within easy reach as is the city centre and transport links out of town.

The tastefully presented accommodation on the ground floor comprises – entrance hall and stair, stylish sitting room leading through to the dining room which in turn leads in the delightful sun room which provides access to the rear garden, and modern fitted kitchen which also has a door to the garden.

The accommodation on the first floor comprises – double bedroom two with built-in wardrobes, two further bedrooms and the family bathroom.

The accommodation on the second floor comprises – stunning principal bedroom with lovely views, built-in wardrobes and storage, and a stylish en-suite shower room.



Gardens, Garage & Driveway

To the front of the house a monoblock driveway and to the rear is a secluded private garden that is mainly laid with astroturf lawn with a patio area.

Extras

All fitted floor coverings, light fittings, blinds, curtain poles, hob, oven, extractor hood and dishwasher are included in the sale price. The garden shed is also included in the sale price.

Viewing

By appointment through Neilsons (0131 625 2222).





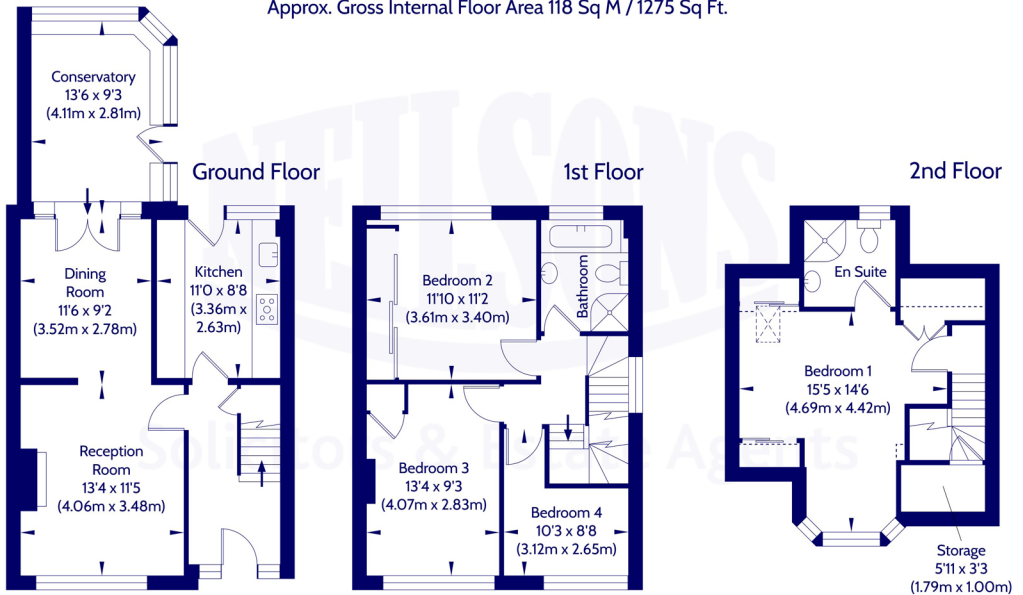
Location

The popular area of Corstorphine lies within easy reach of the city centre and is renowned for its tree lined streets and green open spaces. There are many excellent amenities close at hand including; local bars, restaurants, excellent shopping facilities, several sports clubs, golf courses at Ravelston and Murrayfield and of course the Murrayfield Stadium and Edinburgh Zoo. More extensive shopping facilities can be found at the Gyle Shopping Centre. The area has excellent bus routes and Haymarket rail station is nearby with the tram providing easy access into the city centre and to the airport. There is convenient road access westwards towards the City Bypass, Edinburgh International Airport and the motorway links to the North, South and West. Excellent schooling is represented in both the state and private sector.





Approx. Gross Internal Floor Area 118 Sq M / 1275 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.



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