



41 Roull Road,
Corstorphine EH12 7JW



Two bedroom mid-terraced house over two floors located in the Corstorphine area of Edinburgh

 2 Bed  1 Bath  1 Reception

A quietly positioned two bedroom mid-terraced house over two floors. The property is located in the Corstorphine area of Edinburgh, to the west of the city centre and within easy reach of many local amenities. Internally the property is in excellent decorative order throughout. Approached via a pathway through the private front garden, the hallway gives access to a bright and spacious sitting room to the front which leads to the breakfasting kitchen to the rear. The kitchen is equipped with an electric cooker, washing machine and fridge. There is access from the kitchen to the well-maintained rear garden. Upstairs are two double bedrooms and the shower room. From the principal bedroom there is a stair to the attic room – off which is some useful eaves storage. The property is fully double glazed and benefits from gas central heating. Please note that there is a lock-up garage to the rear which is available by separate negotiation. First refusal on the garage will be given to the purchaser of the house.

Features

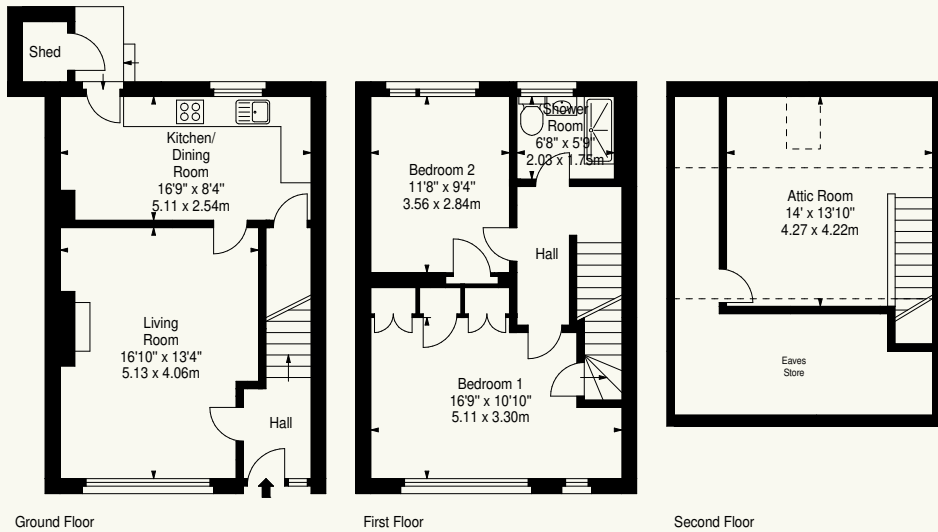
- Mid-terraced house
- Close to local amenities
- Bright sitting room
- Breakfasting kitchen
- Two double bedrooms
- Shower room
- Private gardens to the front and rear
- Gas central heating
- Double glazing
- EPC Rate: C

Offers Over £285,000

Roull Road,
Edinburgh,
Midlothian, EH12 7JW



Approx. Gross Internal Area
1221 Sq Ft - 113.43 Sq M
(Including Eaves Store)
Shed
Approx. Gross Internal Area
12 Sq Ft - 1.11 Sq M
For identification only. Not to scale.
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Corstorphine is a desirable residential area of the capital lying on the north western outskirts of the city. Princes Street and the city centre (approximately 4 miles) are readily accessible via regular public transport services and, in the opposite direction, the city by-pass, central motorway network and Edinburgh International Airport are all within a short drive. Corstorphine itself boasts one of the city's most comprehensive suburban shopping centres, with the Gyle Shopping Centre and Hermiston Gait also within close proximity. Small speciality shops and a variety of high street stores are all represented.

There are large branches of Marks & Spencer, Tesco, Morrisons and Sainsbury's all nearby. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are readily accessible. Leisure options are plentiful and diverse. Cafes, restaurants, a casino, several golf clubs and a David Lloyd Leisure Centre, as well as the Drum Brae Leisure Centre and Swimming Pool, the Drum Brae Library Hub and the lovely open spaces of Cammo Estate and Corstorphine Hill, are to name but a few. There are several local access points to the city's cycle path network. The local schools have an excellent academic reputation.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsay on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.