



121/3 CORSTORPHINE ROAD

Corstorphine, Edinburgh, EH12 5PZ



1

Public Room



3

Bedroom



1

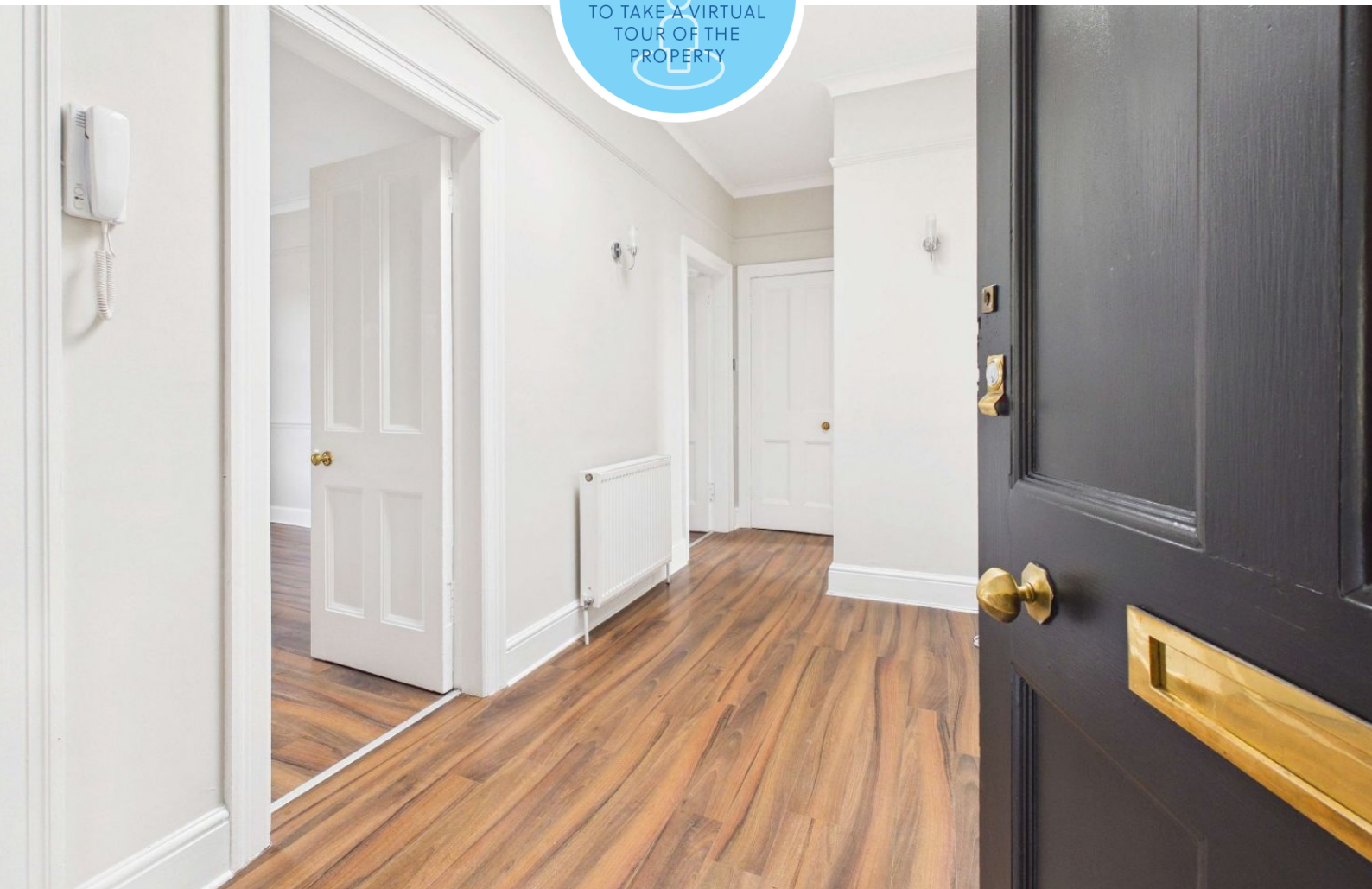
Bathroom

121/3 CORSTORPHINE ROAD

With its village-like atmosphere, independent shops and welcoming cafés, Corstorphine offers a distinctive west Edinburgh setting, combining a strong community feel with convenient access to the city centre. Frequent bus services connect the area to Edinburgh's main destinations, making it an excellent base for commuters and professionals. Set within a traditional stone-built terrace, this second-floor flat offers generous reception space and a private rear garden, appealing to families, couples and buyers seeking room to grow. Inside, a hall connects the spacious accommodation. The living/dining room features an ornate fireplace, plus access to a modern kitchen. Three bedrooms and a bathroom complete the layout. A private rear garden and on-street parking add everyday practicality. Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included.

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RECEPTION ROOMS & LIVING SPACE





FEATURES

- Second-floor flat in central Corstorphine
- Traditional stone-built terrace
- Broad central hallway with storage
- Bright living/dining room with ornate fireplace and a press cupboard
- Well-appointed modern fitted kitchen
- Three well-proportioned bedrooms
- Modern bathroom with overhead shower
- Private rear garden
- Permit on-street parking
- Gas central heating and double glazing





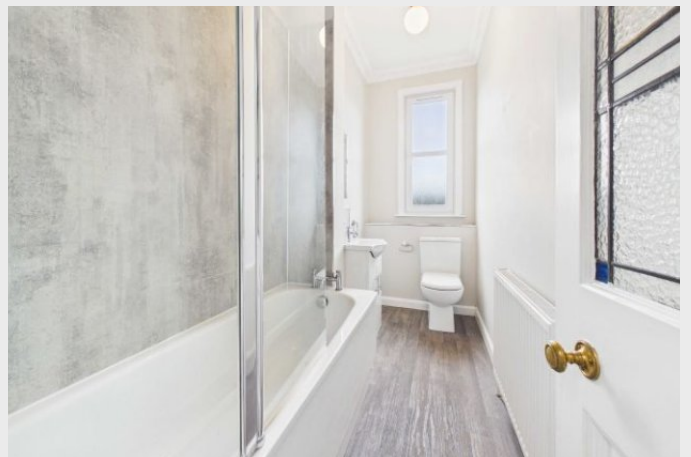
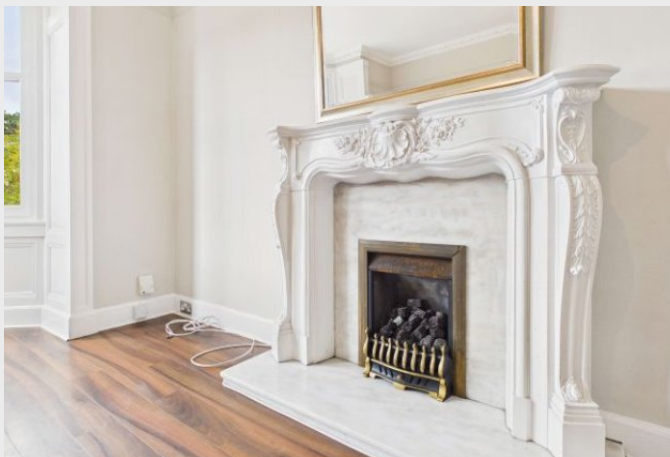


THE BEDROOMS
& BATHROOMS



CORSTORPHINE, EDINBURGH

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, and tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a short drive away, with two tram stops within close proximity. The area is also served by regular day and night buses, frequent trains from the South Gyle train station, and excellent road links to the city centre, Glasgow, Fife, and to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessible.



VIEWING BY APPOINTMENT ONLY
WITH GILSON GRAY ON 0131 516 5366

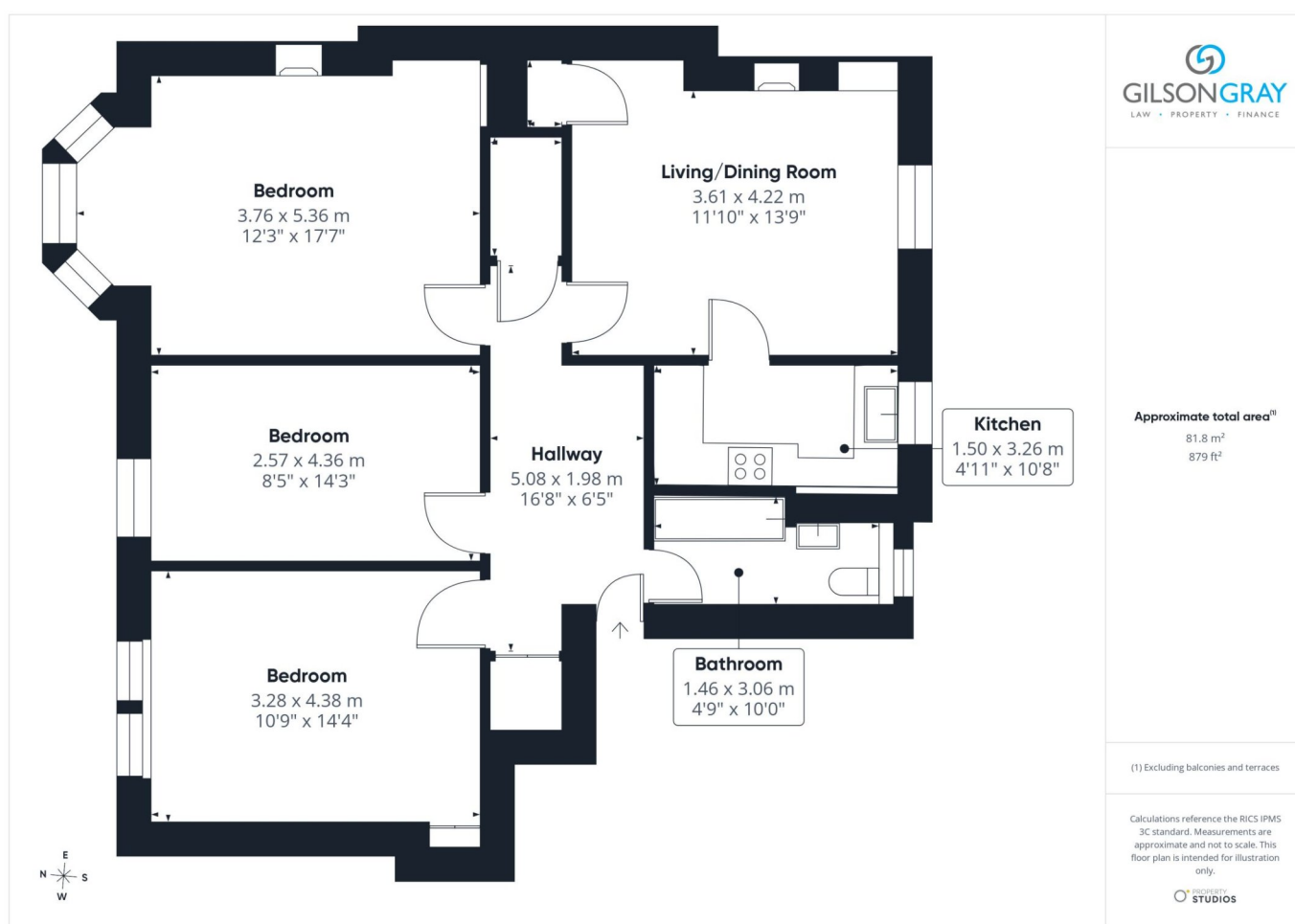
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