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Offers Over

£305,000

21 Orchardfield Avenue

Corstorphine | Edinburgh | EH12 7SX

Quietly set within an attractive terrace directly opposite St Margaret's Park, this beautifully presented two-bedroom end-terrace upper villa offers an appealing blend of character, space, and an idyllic setting.

-  2 bedrooms
-  2 public rooms
-  1 bathroom
-  On-street parking
-  Private rear garden
-  EPC rating – C
-  Council tax band - E



Description

Enjoying an uninterrupted aspect across the tennis courts and parkland, the property combines elegant period charm with well-proportioned interiors with a substantial well-kept private garden to the rear. Ideally located in the ever-popular Corstorphine area, it is within easy reach of a wide range of amenities, reputable schooling, and excellent transport connections into the city centre and beyond.

Accessed via main door and internal staircase, the home opens into a welcoming hallway complete with a large storage cupboard and convenient loft access via a Ramsay ladder, offering excellent additional storage options. The principal reception room sits to the front and is beautifully enhanced by a bay window framing leafy park views, a feature gas fire, and soft fitted carpeting, creating a warm and inviting living space.

Adjacent is a highly versatile dining or family room, flooded with natural light from triple-aspect windows and featuring a traditional fire surround alongside built-in storage, making it ideal for both everyday living and entertaining. The kitchen has been thoughtfully designed with both style and functionality in mind, featuring dual-aspect windows. It is fitted with solid wood wall and base units, a recessed ceramic sink, and a comprehensive range of integrated appliances, offering a practical and stylish cooking environment.

The principal bedroom is positioned to the rear and benefits from dual windows with attractive views towards Corstorphine Hill, along with fitted wardrobes and excellent storage. The second double bedroom is located to the front, also enjoying open outlooks, built-in storage, and wooden flooring, making it a flexible space suitable for guests, working from home, or family use. The accommodation is completed by a contemporary bathroom, fully tiled and fitted with a modern three-piece white suite. It includes a walk-in shower cubicle with a powerful thermostatic shower, a heated towel rail, and a wall-mounted mirror with integrated mood lighting, delivering a sleek and comfortable finish.



Extras

Gardens and Parking

Externally, the property enjoys the rare advantage of exclusive private garden ground to the rear. This delightful outdoor space is mainly laid to lawn and complemented by a patio seating area, mature planting, and well-established shrub borders, creating a peaceful and private retreat ideal for relaxing or entertaining. To the front, there is unrestricted on-street parking available.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

The property is located in the popular residential area of Corstorphine, which lies to the west of the city centre. Many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport





Approx. Gross Internal Floor Area 84 Sq M / 908 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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[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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