



29 The Paddockholm

Edinburgh, EH12 7XP

GIBSONKERR
Personal, Family Law & Property

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Lying within an established development in Edinburgh's popular Corstorphine, this two-bedroom terraced home with a south-facing garden offers a desirable lifestyle close to amenities, transport links, and green space.

From the entrance hallway equipped with built-in storage you move into a south-facing sitting and dining room opening to the rear garden. Featuring wood-inspired flooring, a stylish interior design and oak mantle it is a cosy and inviting space in which to relax and entertain. A seamless flow then takes you into a well-equipped kitchen with wall and floor units, worktops, a tiled splashback, and ample room for freestanding appliances. Ascending to the first floor and the two carpeted double bedrooms including the south-facing principal are warm and comfortable. Each benefit from built-in storage and share access to a sleek modern bathroom equipped with a hidden cistern WC, washbasin atop storage and a bath with wall-mounted shower. Externally the sunny compact south-facing garden is laid to patio and is a peaceful and private place to unwind. There is residents' parking.

Feature

- Two-bedroom terraced home
- South-facing sitting and dining room opening to the garden
- Well-equipped kitchen
- Two double bedrooms
- Sleek modern bathroom
- South-facing rear garden
- Residents' parking





The Paddockholm, Edinburgh, Midlothian, EH12 7XP



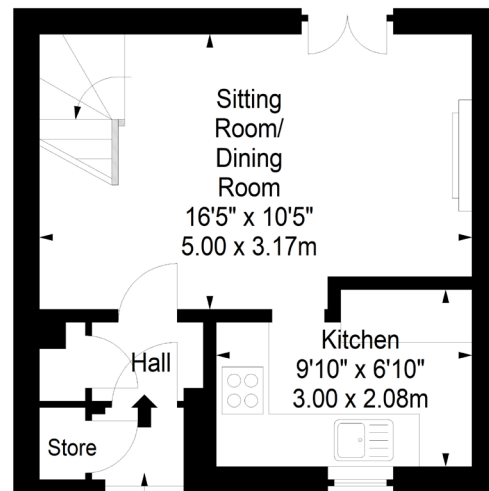
Approx. Gross Internal Area
529 Sq Ft - 49.14 Sq M

Store

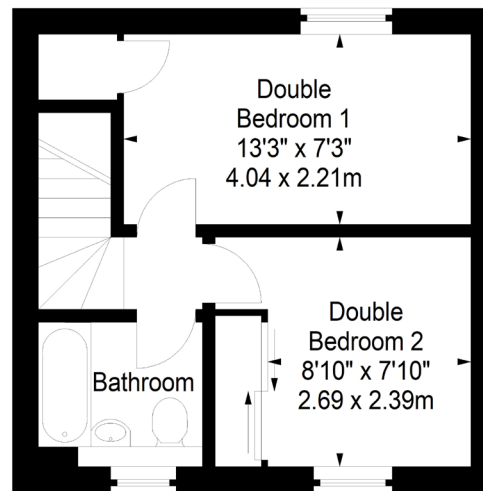
Approx. Gross Internal Area
5 Sq Ft - 0.46 Sq M

For identification only. Not to scale.

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Ground Floor



First Floor

Location

Lying approximately four miles west of Edinburgh City Centre, Corstorphine is a popular and sought-after residential location. There are many scenic open spaces to enjoy including Corstorphine Hill and St Margaret's Park. Golf courses such as Murrayfield and Ravelston are minutes away as is Murrayfield Stadium, Drumbrae Leisure Centre, and the David Lloyd Health Club which boasts tennis courts, a state-of-the-art gym and a swimming pool. Daily shopping needs are met by a variety of retailers on St John's Road as well as at a Tesco Superstore. The nearby Gyle Shopping Centre houses a Marks and Spencer and Morrisons. It is a perfect position for both Heriot-Watt and Napier Universities, as well as Edinburgh Park. Schooling includes Carrick Knowe Primary School and Craigmount High School with renowned private options such as St George's and Stewart's Melville Erskine Schools nearby. Regular bus and tramservices take you to the City Centre and there is quick access to the City Bypass, Haymarket Train Station, the motorway network, and Edinburgh International Airport.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.