

SIMPSON & MARWICK

94 THE PADDOCKHOLM, CORSTORPHINE, EDINBURGH, EH12 7XR

EPC C



This charming ground floor main door lower flat offers a warm and welcoming atmosphere, perfect for first-time buyers or investors.

The property features a spacious lounge, providing a cosy retreat for relaxation. The kitchen is well-equipped, boasting an electric hob and oven, along with freestanding white goods and a gas combi boiler, ensuring practicality and comfort.



The flat offers two inviting bedrooms; one is a comfortable double. The bathroom is fitted with a modern three-piece shower suite, catering to all your needs.



This property benefits from gas central heating and double glazing, offering energy efficiency and warmth. The outdoor areas include a private front garden, ideal for gardening enthusiasts.

On-street parking is readily available, adding convenience. With a condition rating of 6, the property may require some updating to suit personal tastes.





LOCATION

Situated in Corstorphine, a desirable suburb of Edinburgh, the flat enjoys proximity to local amenities, excellent transport links, and schools.

The area provides a harmonious blend of city convenience and suburban tranquillity, enhancing its appeal.



Please note that other items may be available through separate negotiation.

Fixtures and Fittings
All blinds, curtains, and light fittings are included in the sale. Free standing items are also part of the sale. Items specific to the sale are to be confirmed by the seller.

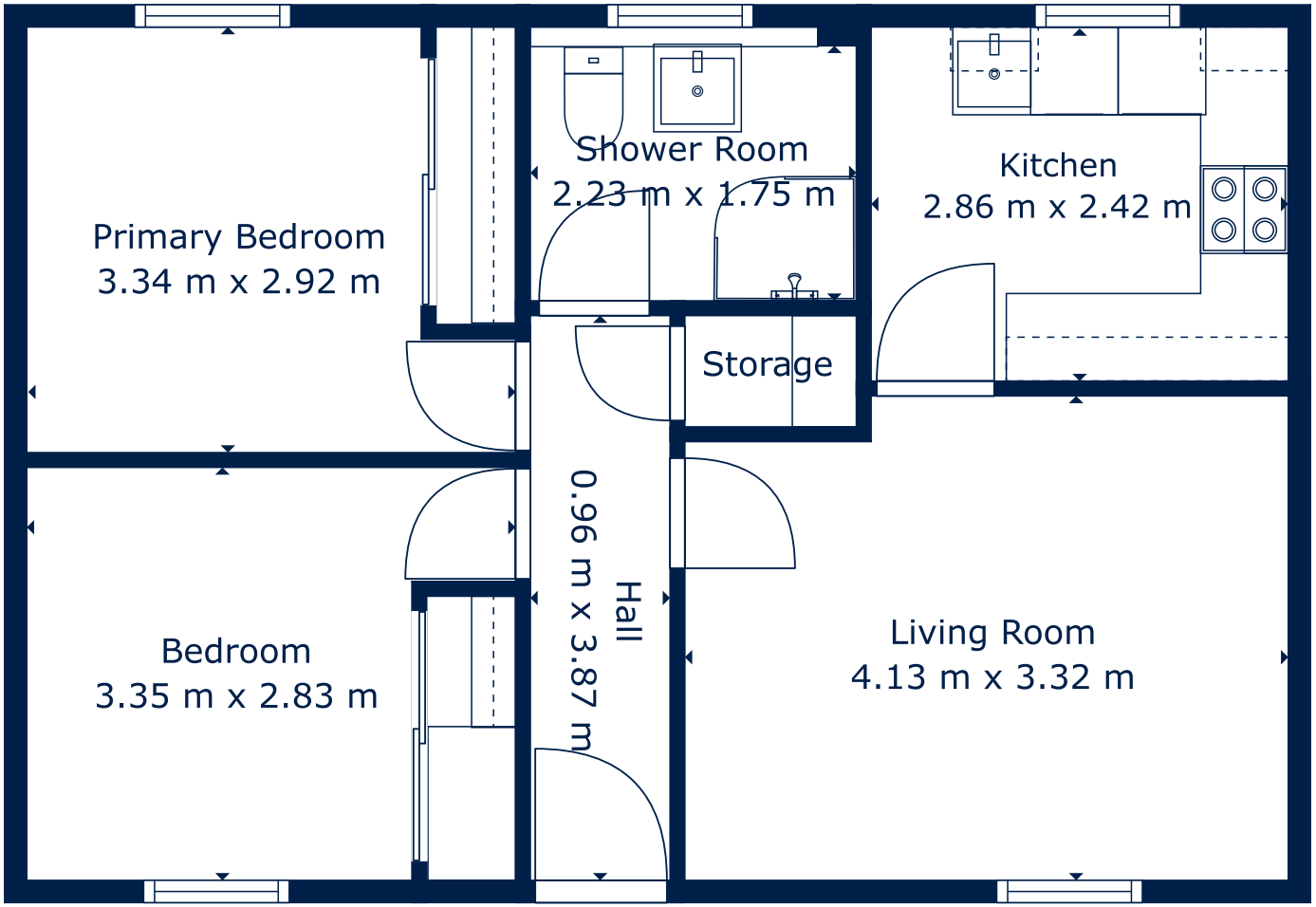
Viewing Details
Viewings are strictly by appointment only through Simpson & Marwick, contactable at our central Edinburgh office.





94 THE PADDOCKHOLM
Corstorphine, Edinburgh, EH12 7XR

Approx. Gross Internal Area:
548.959 Sq Ft (51 Sq M)



For Identification purposes only.
Not to scale.

Edinburgh	North Berwick	Aberdeen
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