

3/1 Corstorphine High Street

CORSTORPHINE, EDINBURGH, EH12 7SU



*CHARMING 1 BEDROOM GROUND FLOOR
FLAT IN THE HEART OF CORSTORPHINE*



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McEwan Fraser Legal is delighted to present this one-bedroom ground-floor flat in Corstorphine. The property is in good condition and is a great opportunity for a first-time buyer. The flat showcases excellent views of the communal garden. St Johns Road is within walking distance, offering many local amenities and transport links into the city centre.

Inside, the property comprises of a fully equipped kitchen, with ample storage space and appliances. The cosy living area has a partially frosted window which provides additional privacy. The double bedroom, with built in storage shelves and a lovely view to the rear garden, gives the room a peaceful feel. The bathroom comes complete with a 3 piece suite.

In addition to this, the property includes a shared south facing garden and 2 generously sized private, external storage cupboards. This is a rare opportunity to acquire a ground floor flat in a fantastic location.



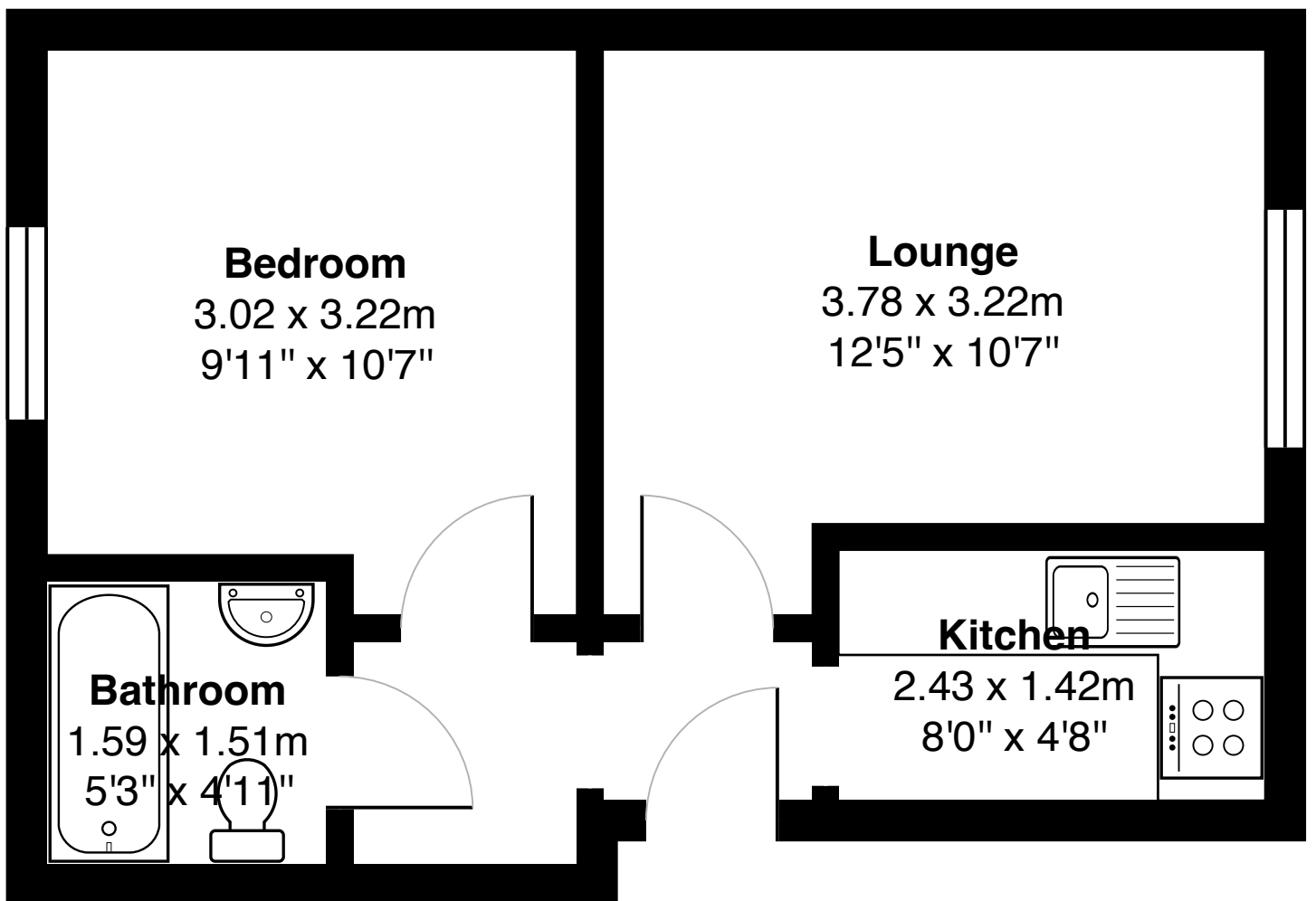


The Bedroom









Gross internal floor area (m²): 28m²

EPC Rating: C

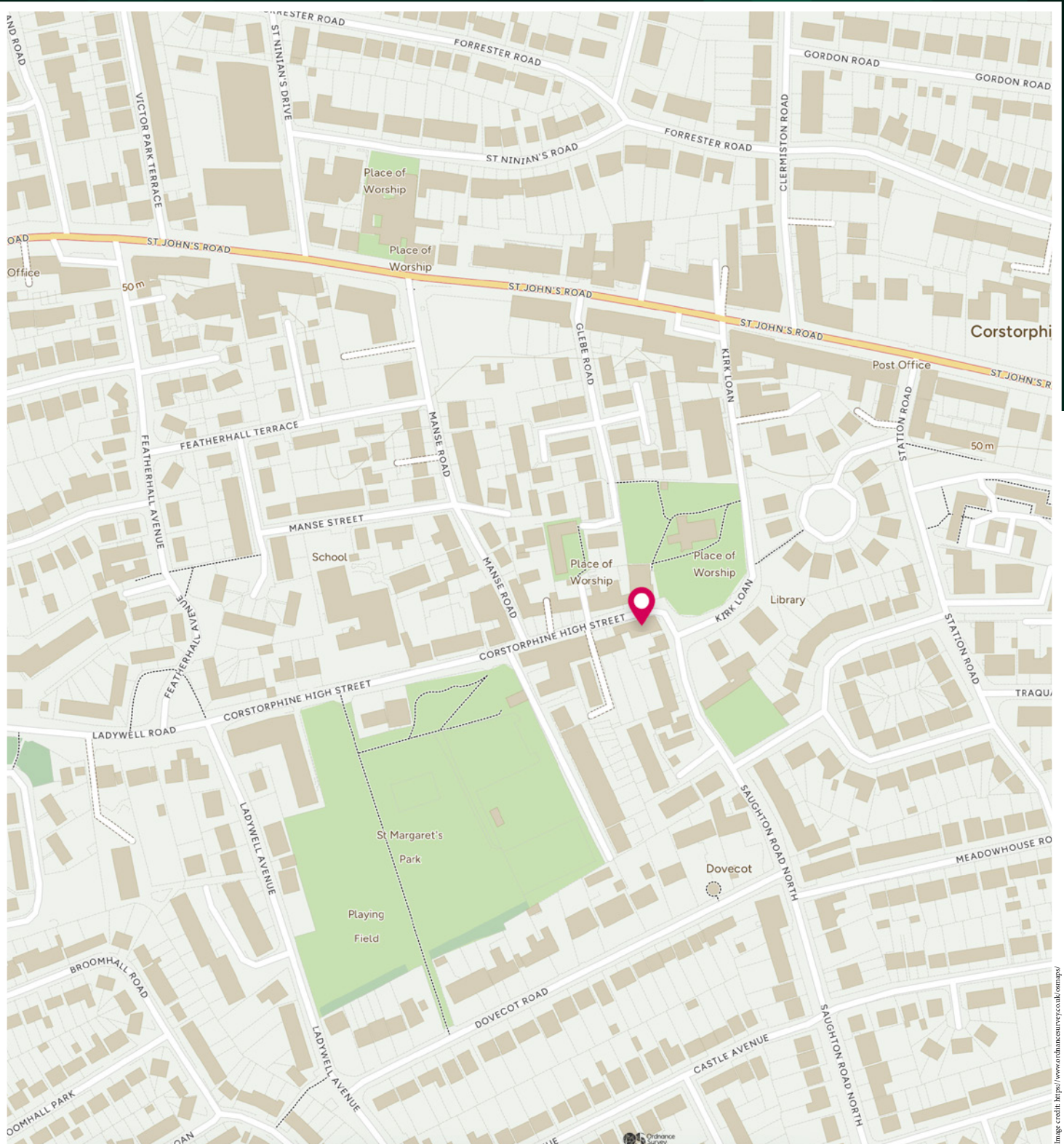




The property is in the sought-after residential area of Corstorphine, which lies to the west of the City Centre. Many local shops, bars/ restaurants/cafes and services are on hand with a large Tesco superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait offer a wider range of high 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.

The Location



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Exchange
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THE SUNDAY TIMES
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