NEILSONS

Solicitors & Estate Agents



Fixed Price

£570,000

14 Maybank Villas

Corstorphine | Edinburgh | EH12 8BD

This impressive, rarely available traditional semi-detached villa boasting lovely original features throughout is quietly located within a cul-de-sac setting in the highly sought after Corstorphine district, close to many local amenities, reputable schooling and transport links. The property would make an ideal purchase for the growing families and internal viewing is highly recommended to be fully appreciated.

- 3 Bedrooms
- 3 Public Rooms
- 2 Bathrooms
- Garage
- Private gardens
- EPC Rating – D
- Council Tax Band - F



Description

In brief the attractive accommodation comprises; entrance vestibule leading to welcoming reception hallway, spacious and bright lounge pleasantly overlooking the front, modern fitted shower room, light and airy dining room with useful box room/study located off, stylish fitted kitchen and well proportioned conservatory which provides direct access to the rear garden. The upper level comprises; useful built-in storage cupboard, generously proportioned principal bedroom, two further good sized double bedrooms and contemporary bathroom with three-piece suite and shower over bath.





Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated double oven, hob, dishwasher, washing machine and fridge/freezer.

Gardens & Garage

A real feature of this property is the lovely, well maintained private garden to the rear, it is mainly laid to lawn with an area of patio, the ideal space for kids to play and to enjoy outside dining/relaxing. There is a garage located to the side of the property and ample on-street parking can be found to the front.

Viewing

By appointment through Neilsons 0131 625 2222.









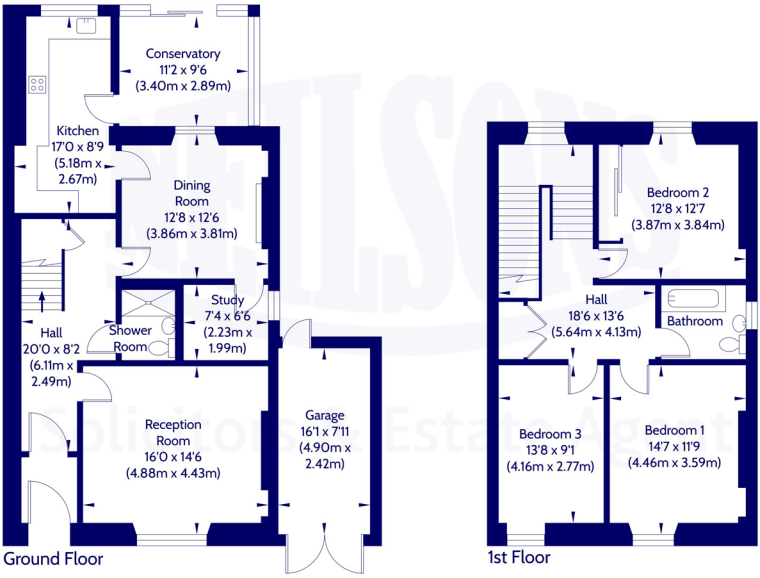
Location

The property is in the ever-popular residential area of Corstorphine, which lies to the west of the city centre. Many local shops and services are on hand with Tesco's supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait offers 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 151 Sq M / 1627 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[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.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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