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31 The Paddockholm

Corstorphine | Edinburgh | EH12 7XP

A well presented two bedroom mid terrace villa, quietly positioned at the end of a cul-de-sac within an established development in sought after Corstorphine. Offering bright accommodation with the added convenience of residents parking, the property provides an appealing home within easy reach of local amenities, green spaces and transport links.

- 1 public room
- 2 bedrooms
- 1 bathroom
- Communal gardens
- Residents parking
- EPC rating – D
- Council tax band – D

Description

In brief, the accommodation comprises an entrance vestibule with storage, a lounge/dining room open plan to a fitted kitchen with a range of wall and base units with tiled splashbacks, two bedrooms—one with a built-in wardrobe and the other with a storage cupboard—and a bathroom with an electric shower over the bath. Further benefits include gas central heating and double glazing.





Extras

Included in the sale will be the gas hob and electric oven, fridge/freezer and washing machine.



Gardens and Parking

Attractive, well maintained communal grounds surround the development and there is unallocated residents parking. There is also a private external store cupboard.

Factoring

The communal grounds are maintained by Trinity Factors at a cost of approximately £330 per annum.



Viewing

By appointment through Neilsons (0131 625 2222).





Location

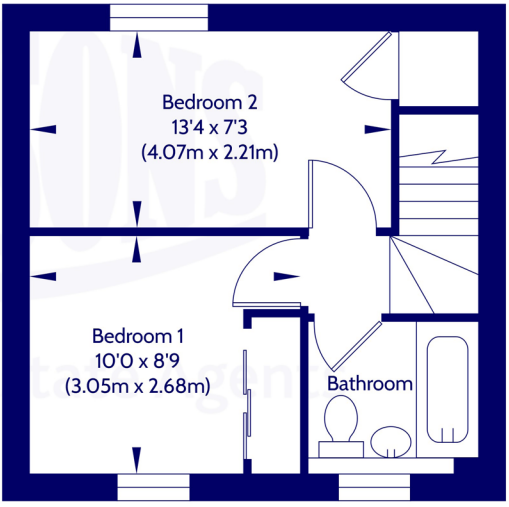
The Paddockholm is located in the desirable suburb of Corstorphine. Many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Carrick Knowe Golf Course, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by nearby local public transport to the city centre and surrounding areas, together with Balgreen tram stop, and the cycle path. 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 49 Sq M / 527 Sq Ft.

Ground Floor



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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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.

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