



43 Corbieshot, Edinburgh, EH15 3RZ

Two Bedroom, End Terrace House with Private Garden

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Property Description

Beautifully presented, two-bedroom, modern end-terraced house with gardens and an allocated parking space. Located in the popular residential Duddingston area, lying to the east of Edinburgh city centre.

Comprises: an entrance hall, living/dining, kitchen, two flexible bedrooms, and a shower bathroom. Highlights include a modern fitted kitchen with appliances, stylish bathroom, contemporary flooring, double glazing and gas central heating.

In addition, there is tasteful modern decor and good storage including a loft space. Externally, both front and rear gardens are professionally landscaped and low maintenance, with a store shed to the rear.

The entrance hall opens to the generously sized rear-facing living/dining room which provides access to the first floor and features wood effect flooring, spotlighting and sliding patio doors opening to the garden.

Set to the front, the kitchen is fitted with modern units, contemporary worktops and a stainless steel sink with drainer. Appliances include an integrated electric hob with canopy above, and a freestanding washing machine and fridge/freezer.

Upstairs to the rear, bedroom one has carpeted flooring, a light fitting and a built-in wardrobe with mirrored sliding doors, whereas bedroom two is set to the front, also with carpeted flooring and a light fitting.

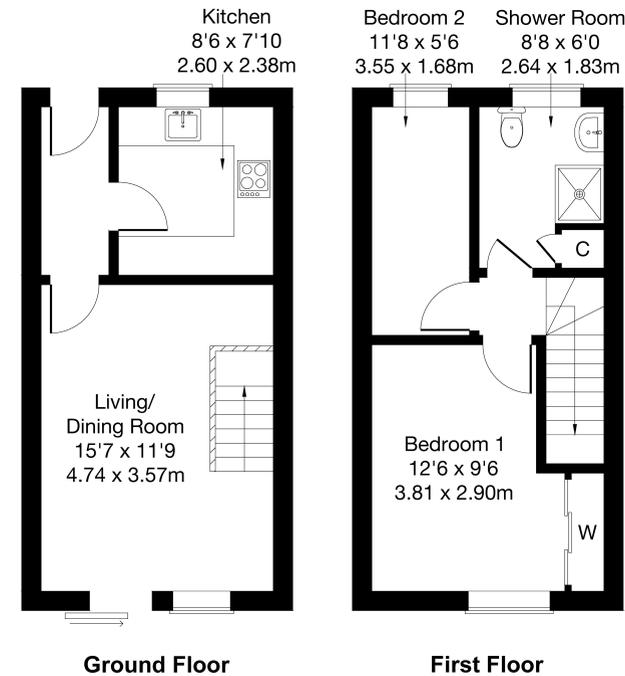
The tastefully finished shower room is fitted with a two-piece suite and an electric shower cubicle with modern panelling.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (570 sq ft - 53 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Duddingston is an established and desirable residential area, located east of Edinburgh centre. Local shops can be found throughout, with a Morrisons superstore on Portobello Road, a Sainsbury's at Meadowbank Retail Park, an ASDA at the Jewel, and an extensive range of high-street names and a multiplex cinema at Fort Kinnaird. Nearby Portobello offers open spaces and a seafront promenade,

and the extensive parklands of Holyrood Park, Arthur's Seat, Duddingston Loch and Figgate Park are also close by. With the area offering a good choice of well-regarded schools catering for all levels, this east of city centre location also gives good road links in and out of the city via the A1, with regular public transport available on Willowbrae Road and Duddingston Road.





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