



20/6 Dunsmuir Court, Corstorphine, Edinburgh, EH12 7TD

Immaculately Presented & Spacious, Two Bedroom, Second (Top) Floor Flat Up to date price and viewing info at mov8realestate.com/property

ESPC rightmove [△] Zoopla

Estate Agents and Solicitors

Property Description

Immaculately presented and spacious, second (top) floor flat, forming part of an established residential development. Set on a quiet side street, in the heart of the sought-after Corstorphine area, west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two bedrooms, and a family bathroom.

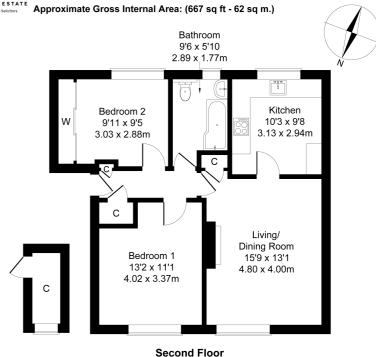
Highlights include a stylish modern fitted kitchen and bathroom suite, contemporary flooring and lighting, and pleasant views to both aspects.

In addition, there is gas central heating, double glazing, an external store in the communal hall, and a shared drying area to the rear.

A welcoming entrance hall affords access to the majority of the property and features two storage cupboards. With wood effect vinyl flooring extending from the hall, the tastefully finished living room offers generous space for both dining and lounge furniture, and features plain coving, a storage cupboard and two light fittings. To the rear, set off the living room, the stylish kitchen is fitted with modern units, stone effect worktops, a sink with drainer and a tiled surround. Appliances include an integrated oven, a gas hob with an extractor hood above, a washing machine and a dishwasher.

Two double bedrooms are set to opposite aspects, similarly well-sized and finished with carpeted flooring; a central light fitting and a built-in wardrobe for bedroom two; and spotlighting for bedroom one. Completing the accommodation, the bathroom is fitted with a modern three-piece suite, an electric shower over the bath, tiled splash walls and a tall ladder-style radiator.

mov⁸ 20/6 Dunsmuir Court, Edinburgh, EH12 7TD



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

Area Description

Corstorphine is a sought-after, established residential area with a historic village centre surrounded by an extensive range of housing types. A west of city location makes for quick access to the city centre, city bypass, Gyle and Gogarburn. There is local shopping throughout with a range of amenities on St. John's Road, whilst a 24-hour Tesco superstore and the nearby Hermiston Gait Retail Park and Gyle shopping

centres offer an extensive range of high-street names. Numerous family-friendly public parks and the woodlands of Corstorphine Hill can be found in the area, whilst leisure facilities include a David Lloyd Club, a choice of local golf courses, and Edinburgh Zoo. The area has frequent public transport to both Edinburgh and further afield and a range of highly-regarded nurseries and schools through all levels.



















Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors









These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.