



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

Immaculately Presented & Spacious, Two Bedroom, Second (Top) Floor Flat

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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.

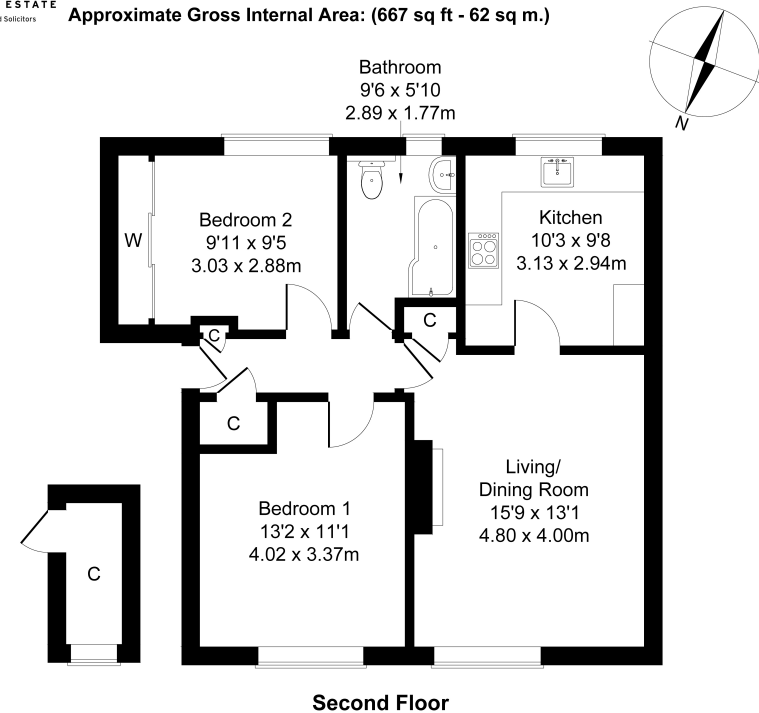
A welcoming entrance hall affords access to the majority of the property and features two storage cupboards. With wood effect vinyl flooring extending from the hall, the tastefully finished living room offers generous space for both dining and lounge furniture, and features plain coving, a storage cupboard 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.

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Approximate Gross Internal Area: (667 sq ft - 62 sq m.)



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.





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