



162/9 Glasgow Road, Corstorphine, Edinburgh, EH12 8LS

Beautifully Presented, South-Facing, Two-Bedroom, Dual-Aspect, Second-Floor Flat

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla
find your happy

Property Description

Beautifully presented, south-facing, two-bedroom, triple-aspect, second-floor apartment, forming part of a modern, factored, residential development. Conveniently located in the desirable Corstorphine area, west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, an en-suite shower room and a family bathroom.

With views to the Pentland Hills, the Corstorphine Hills and Arthur's Seat, highlights include a modern, integrated kitchen, stylish bathroom suites and new, high-quality, contemporary flooring. In addition, there is gas central heating (new boiler February 23), double glazing and good storage provision.

With private residents' parking, this factored development also has a secure video entry system, a shared bike store, landscaped garden grounds and is within the catchment for Corstorphine Primary School.

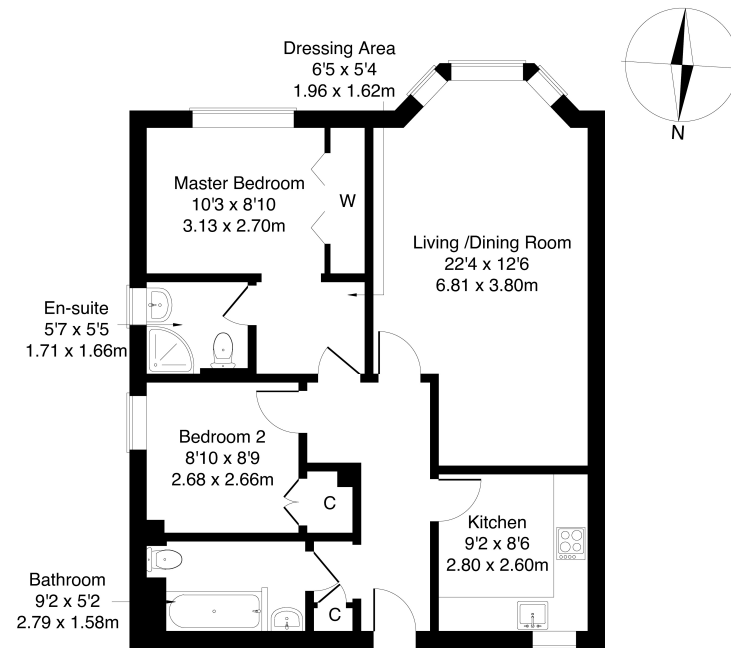
A welcoming entrance hall, with storage, is finished with light neutral decor and modern, wood-effect flooring, which continues into a spacious reception room, fronted by a wide, south-facing, bay window. Enjoying plenty of natural light and uninterrupted views, the tastefully presented room offers a versatile floor plan, with space for both lounge and dining furniture. Next door a kitchen is fitted with light, wood-effect units, stone-effect worktops and stylish splash back tiling. Appliances include an integrated oven, a gas hob, a stainless-steel canopy, a fridge/freezer and a washing machine.

Two carpeted bedrooms benefit from built-in storage, with the main bedroom suite sharing the scenic, south-facing aspect of the living space and including a dressing room and a shower room. Completing the accommodation, a bathroom comprises a three-piece suite, a shower-over-bath, vanity storage and tiled splash walls and flooring.

An EWS1 form has been obtained by the seller and can be found at the back of the Home Report.

mov⁸ REAL ESTATE 162/9 Glasgow Road, Edinburgh, EH12 8LS
Estate Agents and Solicitors

Approximate Gross Internal Area: (764 sq ft - 71 sq m.)



Second Floor

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 are 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 at 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

