



45 Manse Road, Edinburgh, EH12 7SW

Beautifully Presented, Two-Bedroom, Main Door Lower Villa with Private Garden

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Property Description

Beautifully presented, two-bedroom, main-door lower villa with private garden, forming part of a traditional stone-built terrace. Located in the heart of the desirable 'old village' area of Corstorphine, west of Edinburgh city centre.

Comprises a vestibule, hallway, living/dining/kitchen, a utility cupboard, two double bedrooms, and a bathroom.

Highlights include period style details including tall ceilings, varnished hardwood flooring, ornate cornice-work and feature fireplaces. In addition, there are sash and case windows, cast iron radiators, a modern kitchen, and contemporary decor.

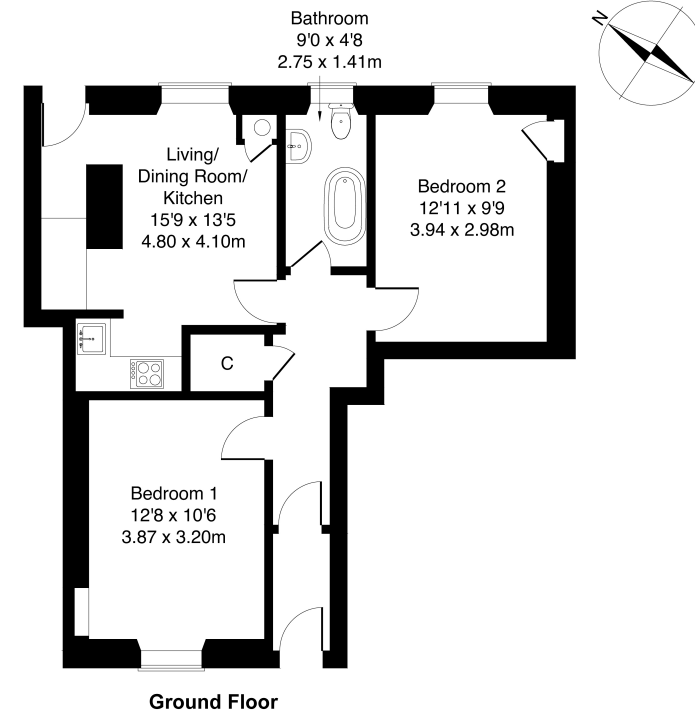
Setting the property back from the road is a private garden to the front with a lawn; whilst to the rear, a charming secluded shared green includes a recently renovated private shed providing superb storage space.

A generous vestibule features period mosaic tiled flooring, ample cloak space, and opens to the main hall with varnished hardwood flooring continuing throughout the living spaces. Set to the rear, an open-plan public room includes a wall-mount TV point, a feature fireplace, and a central three-pendant light fitting for the lounge area. Set to the rear of the room, a stylish kitchen is fitted with modern units, wood-effect worktops, a sink with a drainer, feature lighting; and an integrated dishwasher, microwave, double oven and gas hob. Further fitted storage units in the recessed lounge area include an integrated fridge/freezer and continue into the rear hall area, with a door leading to the shared gardens; whilst set internally off the main hall, a deep storage/utility cupboard currently houses a washing machine and tumble dryer.

Set to the front, bedroom one is tastefully finished with period cornice work, a ceiling rose, a feature fireplace and a press recess/cupboard. A second well-finished double bedroom is set to the rear, with a press cupboard and period cornice work. Completing the accommodation, the bathroom also has a rear-facing window, fitted with a traditional style suite, including a mains shower over the bath and tiled splash walls.

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Approximate Gross Internal Area: (635 sq ft - 59 sq m.)



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

Area Description

Part of Corstorphine's Heritage Trail, the sought-after residential area of Corstorphine has 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.





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