



11 Caerlaverock Court, Corstorphine, Edinburgh, EH12 8GD

Beautifully Presented, Two-Bedroom, South-Facing, Semi-Detached Home

Up to date price and viewing info at mov8realestate.com/property



Property Description

Beautifully presented, two-bedroom, south-facing, semi-detached home, with gardens and a garage. Located in a quiet, residential cul-de-sac, in the desirable Corstorphine area, west of Edinburgh city centre.

Comprises a vestibule, hall, living/dining room, kitchen, two double bedrooms and a family bathroom.

Highlights include a modern fitted kitchen, with appliances, a stylish, fully-tiled bathroom, contemporary flooring and lighting.

Tastefully finished throughout, there is gas central heating, double glazing, a loft and integrated wardrobes.

There is a lawn to the front, adjacent to a charming, shared courtyard, whilst an enclosed, rear, patio garden has a raised plant bed and a gate to the residents' street parking.

A bright entrance vestibule opens into a hallway, with storage, finished with light, neutral decor and modern, wood-effect flooring. Set to the front of the property, enjoying access to the front garden and courtyard, via a glazed, sliding door, a reception room includes built-in cupboard storage and a feature fireplace, and provides a versatile floor plan for both lounge and dining furniture. A kitchen is fitted with neutrally-toned units and wood-effect worktops, whilst appliances include an integrated oven, a ceramic hob, a concealed extractor fan, a fridge/freezer, a dishwasher, a dryer and a freestanding washing machine.

Set to either aspect, upstairs, two well-proportioned double bedrooms benefit from both wardrobe and cupboard storage and provide plenty of floor space for freestanding bedroom furniture.

Completing the accommodation, a bathroom comprises a contemporary three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls and flooring. To the rear of the property sits an enclosed private garden.

O

Approximate Gross Internal Area: (936 sq ft - 87 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 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 highlyregarded 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



in

You Tube

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.