



164/1 Glasgow Road, Edinburgh, EH12 8LS

Tastefully Presented, Two-Bedroom, Dual Aspect, Ground Floor Apartment

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Property Description

Tastefully presented, two-bedroom, dual-aspect, ground-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 room, dining/kitchen, two double bedrooms, an en-suite shower room, and a family bathroom.

Highlights include a stylish integrated kitchen, modern bathrooms, contemporary flooring and lighting, and a bay window to both aspects. In addition, there is gas central heating, double glazing, and good storage provision including integrated bedroom wardrobes.

With private residents' parking, this modern development also has a secure video entry system, a shared bike store, and landscaped garden grounds.

The area also offers 24/7 public transport to and from the city centre; and a range of highly-regarded nurseries and schools at all levels.

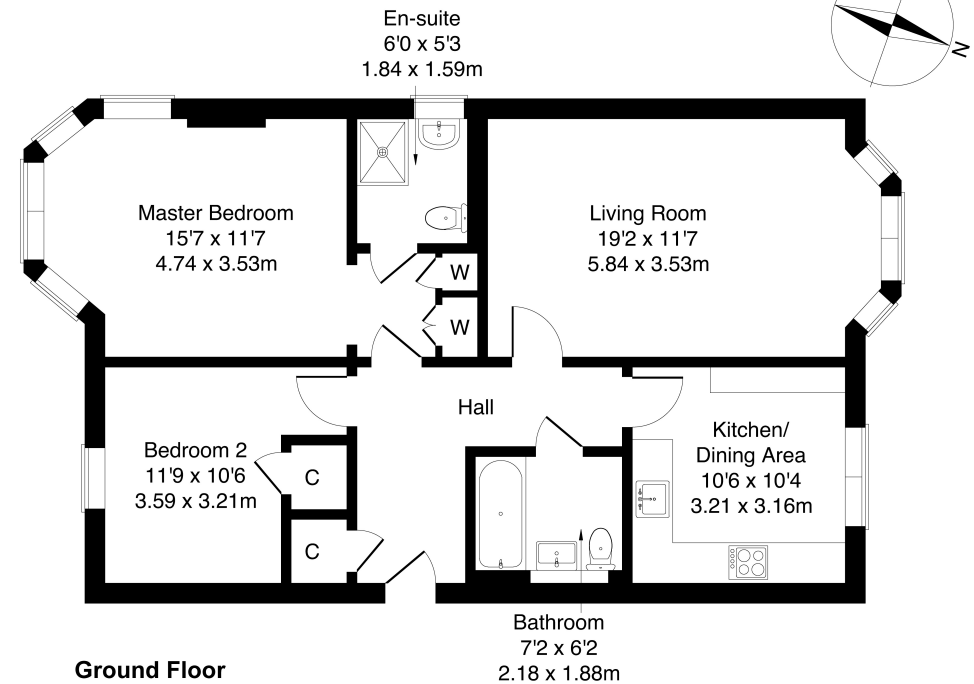
A welcoming entrance affords access throughout the property and features space for outerwear and a convenient built-in storage cupboard. Set to the front, a spacious living room is tastefully finished, with wood effect flooring, two light fittings, and a bay window allowing plentiful natural light. With contemporary herringbone-style flooring continuing from the hall, a stylish kitchen has space for dining; whilst modern fitted units include wood effect worktops with matching upstands, a sink with a drainer; and an integrated hob, oven, fridge/freezer, dishwasher and washing machine.

A generous master bedroom, mirroring the lounge, is set to the rear, with neutral decor, a bay window, built-in wardrobes, carpeted flooring, a wall-mount TV point, and a modern en-suite shower room. A further well-finished double bedroom is also set to the rear, with built-in storage and carpeted flooring. Completing the accommodation, the family bathroom is fitted with a modern three-piece suite including a shower over the bath, tiled splash walls and herringbone-style flooring continuing from the hall.



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Approximate Gross Internal Area: (850 sq ft - 79 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 highly-regarded nurseries and schools at all levels.





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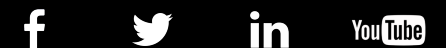
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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