



Estate Agents and Solicitors

1/6, Corstorphine High Street, Edinburgh, EH12 7SU

Immaculately Presented, One-Bedroom, Converted Main-Door Ground-Floor Flat

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Property Description

Immaculately presented, one-bedroom, converted main-door ground-floor flat 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 an entrance hall, open plan living/dining room and a modern kitchen, a double bedroom, and a shower room.

Fully refurbished and finished to an exemplary standard throughout, an ideal starter or retirement home with a superb location. Featuring a quality kitchen, stylish bathroom, continuous LVT flooring, and updated electrics, heating, plumbing and plastered walls.

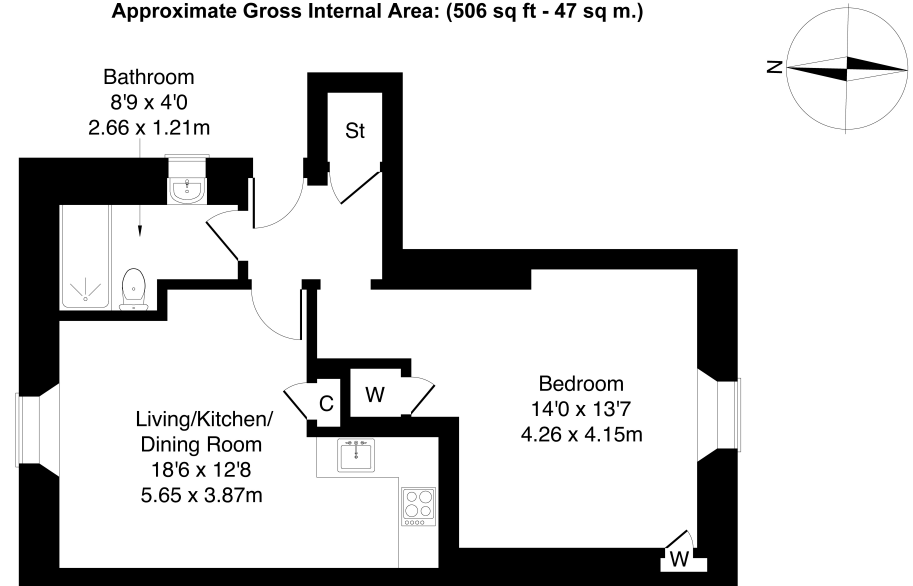
Light and tastefully decorated throughout, there is also an alarm system, whilst to the rear is a charming secluded shared green.

Immaculately presented, one-bedroom, converted main-door ground-floor flat forming part of a traditional stone-built terrace. A welcoming entrance hall provides access to all rooms within this well-presented property. The open-plan living and kitchen area is bright and spacious, featuring stylish wood-effect flooring, a slimline radiator, a recessed window, and a central light fitting. The modern fitted kitchen is well-appointed with a sink and drainer, tiled splashback, and a range of integrated appliances including a fridge/freezer, washing machine, induction hob, combination oven with microwave function, and a canopy extractor hood.

The generously sized double bedroom benefits from soft carpeted flooring, two built-in storage cupboards, and a central ceiling light, offering a comfortable and practical retreat. Completing the property is a contemporary three-piece shower room, finished with a rainfall showerhead, spotlighting, tiled splashback surrounds, wood-effect flooring, and a modern ladder-style radiator, delivering a stylish and functional space.

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Approximate Gross Internal Area: (506 sq ft - 47 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 highly sought-after and well-established residential area, known for its charming historic village centre and diverse range of housing. Ideally located to the west of Edinburgh, it offers excellent transport links, providing swift access to the city centre, the City Bypass, Gyle, and Gogarburn. Residents benefit from a wealth of local amenities, with a variety of shops and services available along St. John's Road. For more extensive retail options, a 24-hour Tesco superstore, Hermiston Gait Retail Park, and The Gyle Shopping Centre offer a wide selection of

high-street brands. The area is rich in green spaces and recreational opportunities, with several family-friendly parks and the scenic woodlands of Corstorphine Hill close by. Leisure facilities include a David Lloyd health club, multiple golf courses, and the renowned Edinburgh Zoo. Corstorphine is well-served by frequent public transport routes, making it easy to travel throughout the city and beyond. The area is also home to a number of highly regarded nurseries and schools, making it a popular choice for families.





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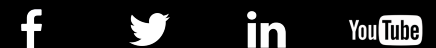
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