



14 The Paddockholm, Edinburgh, EH12 7XP

Well Presented, One-Bedroom, Main-Door, Ground Floor Flat

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

espc rightmove[®] find your happy Zoopla

Property Description

Well-presented, one-bedroom, main-door, ground-floor flat forming part of a modern development. Set within a quiet and leafy cul-de-sac, in the desirable area of Corstorphine, west of Edinburgh city centre.

Comprises an entrance hall, a living room, a kitchen, a double bedroom, and a bathroom.

This highly sought-after property type is ideal for downsizing or as a starter home, and offers superb transport links for the city and beyond.

Features include a gas central heating, double glazing and good integrated storage.

There are landscaped garden grounds throughout the development, together with ample residential parking.

With external built-in storage, the entrance leads to the hallway, with further storage space including two cupboards, and provides access throughout the majority of the property. Set to the front of the property, the lounge offers a generously sized living area, ideal for freestanding furniture. The space is carpeted and decorated in neutral tones, providing a comfortable setting with plenty of potential.

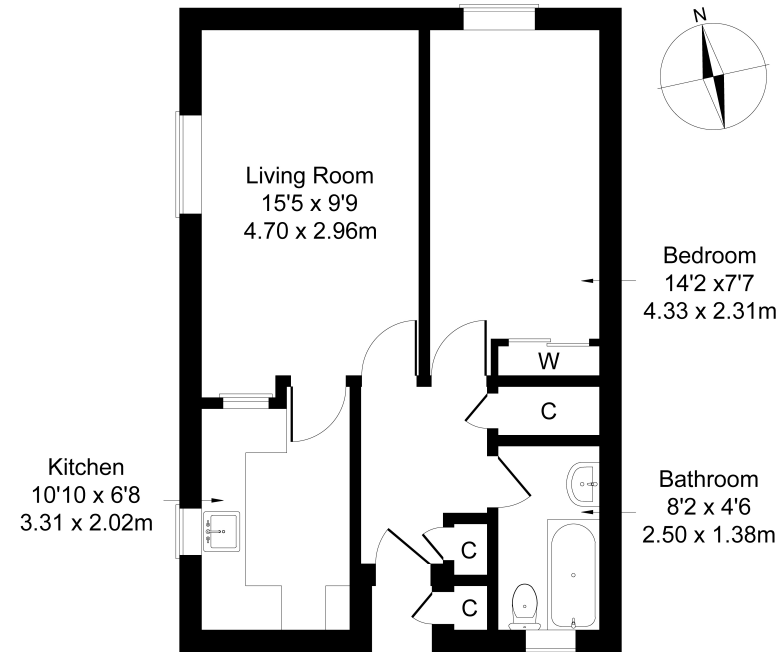
Accessed from the lounge, the well-proportioned kitchen is fitted with a range of units, worktop space, and a stainless steel sink with a drainer. Freestanding appliances are included, comprising a gas cooker, fridge/freezer, and washing machine.

The double bedroom is spacious and benefits from a built-in mirrored wardrobe, light décor, carpeted flooring, and plain coving. Completing the accommodation, the bathroom is fitted with a three-piece suite, a shower over the bath and tiled splash walls.



14 The Paddockholm, Edinburgh, EH12 7XP

Approximate Gross Internal Area: (463 sq ft - 43 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 desirable and well-established residential area, centred around a historic village hub and offering a broad mix of housing styles. Its sought-after west-of-city location provides swift access to the city centre, the city bypass, and key destinations including The Gyle and Gogarburn. A wide range of local amenities can be found along St. John's Road, complemented by larger retail options at a 24-hour Tesco superstore, Hermiston Gait Retail Park, and The

Gyle Shopping Centre. The area is rich in green spaces, including several family-friendly parks and the scenic woodlands of Corstorphine Hill. Local leisure facilities include a David Lloyd Club, various golf courses, and the popular Edinburgh Zoo. Corstorphine is well served by frequent public transport links and benefits from a strong selection of highly regarded schools and nurseries 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



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.