



# 2

**2 (GF1) BELGRAVE TERRACE  
CORSTORPHINE  
EDINBURGH**

Beautifully presented ground floor flat displaying an abundance of style and quality throughout

Security Entrance, Reception Hallway, bay windowed Sitting Room, breakfasting sized newly fitted Kitchen, Utility Cupboard, Two Double Bedrooms, Stunning Bathroom, Gas Central Heating, Private Front Garden and shared Rear Garden

**Offers Over £125,000**



### GENERAL DESCRIPTION

This traditional ground floor flat forms part of a handsome sandstone tenement off St Johns Road. The property itself has been extensively upgraded and refurbished by the present owners to provide a stylish comfortable home which displays many attractive features. Internally its layout comprises; reception hallway with access to all rooms within the property and has storage cupboards off including a versatile utility cupboard which has plumbing for the washing machine. The sitting room is a delightful room with a broad bay window onto the property's private front gardens. Features include polished floor boards and a living flame gas fire. The kitchen is of breakfasting size displaying stylish and recently fitted units which incorporate a number of quality integrated appliances which will be included in the sale price. The room provides ample space for table and chairs and has a second doorway through to the sitting room. Both the bedrooms are of double size with

bedroom one overlooking the private front garden and bedroom 2 overlooks the well tended shared rear garden. Finally the bathroom has a window to the rear and features a stunning white three piece suite with a feature circular wash hand basin set onto a hard wood vanity. The property specification includes gas central heating and as mentioned there are private gardens to the front as well as a well maintained shared rear garden. Internal viewing is strongly recommended of this superb home to fully appreciate its many fine attributes.

### SITUATION

The property is situated in the ever popular area of Corstorphine which is within easy reach of the Gyle Shopping Centre and Airport. There are many local shops, restaurants and leisure facilities on hand. Transport is frequent, making commuting to many parts of the city within easy reach.





## ACCOMMODATION

(All Sizes Approximate)

### ENTRANCE

Gained via security entry door with stairs giving access to all floors and the rear garden.

### RECEPTION HALL

The reception hall provides access to all rooms within the property. Displays polished floor boards, original coving and has two shelved storage cupboards off.

### SITTING ROOM 19'8"X11'5" (into the bay)

This delightful room has a broad front facing bay window onto the property's private garden and a door which leads through to the breakfasting kitchen. The room displays many attractive features including cornice work, polished floor boards, open shelved press and a timber fireplace with inset living flame gas fire on a black granite hearth with a matching surround.

### BREAKFASTING KITCHEN 13'4"X7'3"

This attractive room features a stylish and recently fitted range of modern units which incorporate a number of integrated appliances which will be included in the sale price. These include a stainless steel gas hob with matching electric fan assisted oven and extractor hood over, dishwasher with stainless steel door and fridge with matching kitchen unit door. The room displays polished floor boards, stainless steel splash back and provides ample space for informal dining.

### UTILITY CUPBOARD

Situated off the reception hall, this versatile cupboard has been fitted with a work top and is plumbed for an automatic washing machine which will be included in the sale price.

### BEDROOM 1 15'8"X9'1"

This good sized double bedroom has a front facing window overlooking the private garden. The room displays original coving and included in the sale price will be the free standing wardrobes.

### BEDROOM 2 11'1"X10'3"

Again of double size this room has a rear facing window enjoying an attractive outlook over the gardens. A cupboard off houses the central heating boiler and the free standing wardrobe will be included in the sale price.

### BATHROOM

This bright stylish room features a quality suite comprising; WC, with concealed cistern, circular wash hand basin set onto a hard wood vanity top and bath with electric shower over. Displays extensive floor/wall tiling, chrome heated towel rail and has a window to the rear.



**HEATING**

The property benefits from a system of gas central heating.

**GARDENS**

To the front of the property there is a private enclosed garden area displaying mature plants, shrubs and trees with gravel/planted area. To the rear of the property there is a well tended shared garden area which is principally lawn.

**NOTES OF SALE**

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

**ENTRY**

By Arrangement

**VIEWING**

Thursday 7-8pm, Sunday 2-4pm or  
by appointment tel Russel + Aitken on  
0131 315 2638.

**PRICE**

Offers Over £125,000

**Russel + Aitken**  
solicitors and estate agents

Property Department  
16 Raeburn Place  
Edinburgh, EH4 1HN  
T : 0131 315 2638  
F : 0131 315 4319  
E : [enquiries@russelaitken.com](mailto:enquiries@russelaitken.com)  
W : [www.russelaitken.com](http://www.russelaitken.com)