



23 Forrester Road, Corstorphine, Edinburgh, EH12 8AD

Upper Villa Main Door Flat

Lounge

Dining Room

Kitchen

2 Bedrooms

Ensuite Shower Room

Bathroom

Garage

Garden

Driveway

Offers over £335,000



A spacious and beautifully presented, two bedroom upper villa with a garden and a garage in the highly sought after residential area of Corstorphine, to the west of Edinburgh's city centre.



Location

Corstorphine lies to the west of the city centre with excellent transport links across Edinburgh and to the Forth Bridges, the airport, the M8, the M9 and the City Bypass. It has a vibrant commercial hub with a wide range of cafes, bars and shops. Despite its proximity to the city centre, it is a leafy, tranquil residential area within easy reach of Corstorphine Hill, ideal for people who enjoy the outdoors but want the convenience of city living. All of this makes it a sought after neighbourhood.

General Information

A Home Report is available for this property. It can be downloaded from [espc.com](https://www.espc.com) or requested from Forsyth Solicitors.

The Home Report Valuation is £360,000.

The approximate size is 85m² and it was built in 1930. It is rated EPC C and Council Tax Band E.

The property has mains water, electricity, phone, broadband and gas. There is gas central heating and double glazing. New central heating boiler fitted in October 2023.

Viewing

Call 07757 970 850 or submit an ESPC Viewing Request (Mailbox monitored and viewings arranged at the weekend.)



HALL

Stairs from the front door lead up to the upper hall. There doors lead into the lounge, the dining room, two bedrooms and the bathroom.

LOUNGE

Large, light filled room with a bay window to the front of the property. Fireplace with living flame gas fire.

DINING ROOM

With plenty of space for a table and chairs. A door leads into the kitchen. Two Edinburgh Press cupboards. Windows with expansive views to the south.

KITCHEN

Fitted kitchen with wall and base units with complementary work tops. Sink with mixer tap. Gas hob and electric oven. Fridge freezer, washing machine and dishwasher. Windows over rear garden.

BATHROOM

With bath with over-bath electric shower unit, wc and wash hand basin. Window.

BEDROOM ONE

Double bedroom with north facing windows to the front of the property. Fitted wardrobes. Door into ensuite shower room.

ENSUITE SHOWER ROOM

With shower cubicle with electric shower unit, wc and wash hand basin. Window.

BEDROOM TWO

Double bedroom with windows over rear garden. Cupboard.

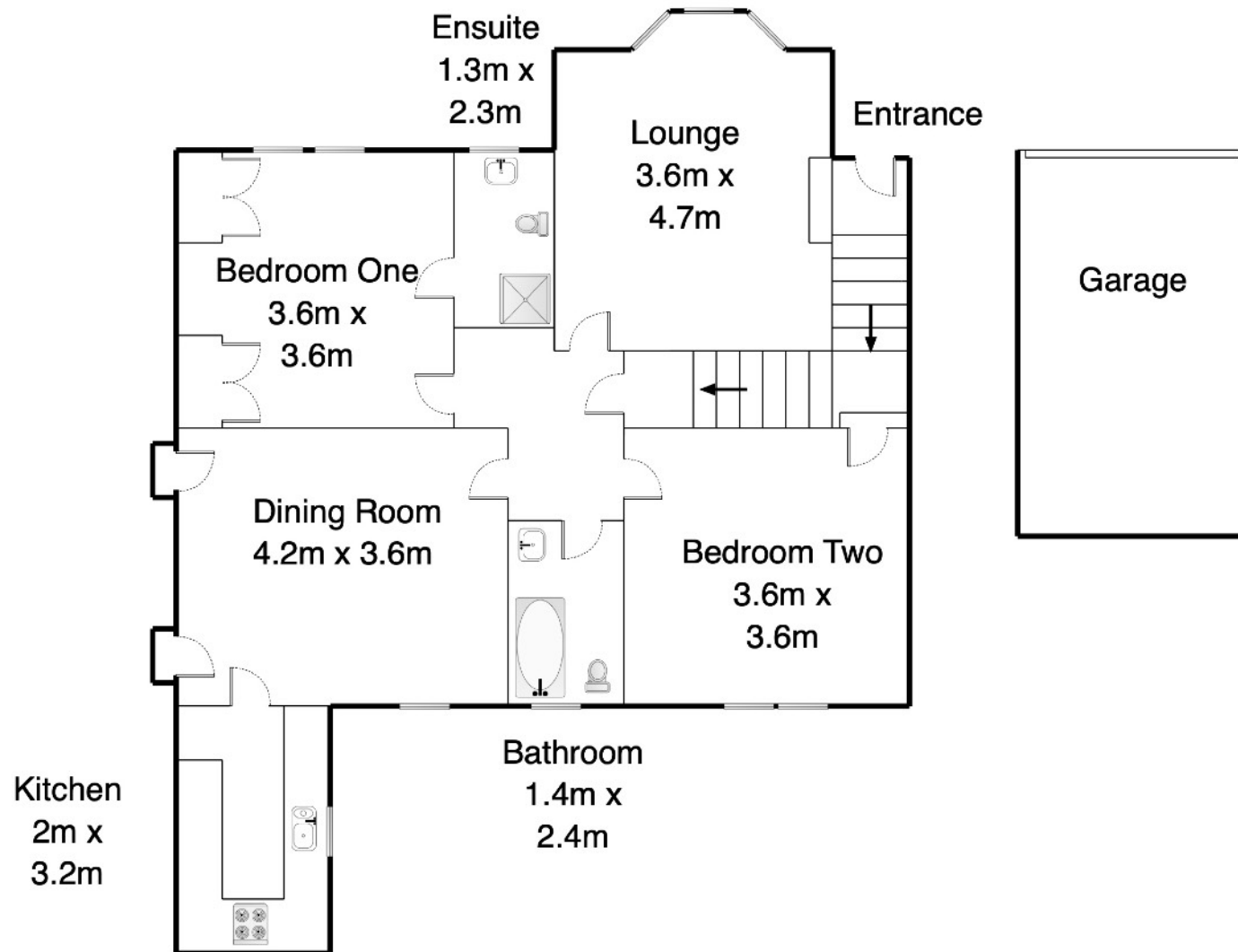
EXTERIOR

There is an attractive rear garden laid to lawn with mature planting and patio areas. To the front is a driveway leading to a single garage.









Floorplan is indicative only. Not to scale.



Fixed Price Estate Agency

Under 250k £1000 + VAT Over £250k £1500 +VAT

Includes Photography, Video Tour, For Sale Board, 7 day a week service

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