



CORSTORPHINE
4 BELGRAVE GARDENS



URQUHARTS
PROPERTY

CORSTORPHINE

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Rarely available semi detached villa offering spacious family accommodation in a highly desirable residential area.

The well presented accommodation comprises, briefly:-

Ground floor

Entrance vestibule, reception hall, sittingroom with bay window, dining room/family room with bay window, fitted kitchen, breakfast room, box cupboard and wc.

First floor

Master bedroom with bay window, bedroom 2 with bay window, bedroom 3 with passage to study/bedroom 5 with en suite shower room, bedroom 4 and family bathroom.

Partially floored attic.

Gas central heating and double glazing.

Well maintained gardens to the front and rear. Driveway to large single garage.

LOCATION

Belgrave Gardens is located within the desirable Corstorphine district of Edinburgh approximately 3 miles to the west of the City Centre. Corstorphine enjoys excellent local amenities including a wide range of small independent shops as well as a 24 hour Tesco supermarket. A little further to the west is the Gyle Shopping Centre which offers a Morrisons supermarket, Marks & Spencer superstore and a number of high street retailers. The David Lloyd Leisure Club and St Margaret's Park are close by as is Corstorphine Hill and the Zoo. Local schools include Corstorphine Primary School and Craigmount High School. There are also many excellent private schools within convenient driving distance including St Georges, Mary Erskines, Stewart's Melville and George Watsons. There are regular bus services to and from the City Centre and other outlying areas and the property is conveniently located for access to the City Bypass, central Scotland's motorway network, the Forth Road Bridge and Edinburgh International Airport.

DESCRIPTION

4 Belgrave Gardens is an attractive family home offering bright, spacious and well proportioned accommodation over two floors. The reception hall gives access to the main accommodation on the ground floor. The sittingroom features a west facing bay window and an attractive wooden mantelpiece with tiled inset and living flame gas fire. The family room or formal diningroom features a south facing bay window and again has an attractive wooden mantelpiece with tiled inset and an open fire. The well fitted kitchen has a range of floor and wall mounted units and a large range cooker and opens to the breakfast room which has east and south facing windows. There is also direct access to the rear garden. Also off the reception hall is a wc and a box cupboard which is fitted with a desk and shelving. The carpeted staircase with south facing window leads to the first floor. The elegant master bedroom features a west facing bay window and wooden mantelpiece with tiled inset. Bedroom 2 has a south facing bay window with window seat and storage below and bedroom 4 is west facing. Bedroom 3 has a connecting passage leading to the former maid's room. This is presently used as a study, but has an en suite shower room so could be used with bedroom 3 to form comfortable guest accommodation or a separate suite of rooms. The partially floored attic is accessed by way of a Ramsay ladder from the upper landing. To the front of the house is an attractive ornamental garden and to the rear a paved patio area and path leading to the enclosed rear garden laid mainly to lawn with flower borders. The driveway can accommodate up to three cars and there is a large single garage.

PLANNING PERMISSION

The sellers have obtained planning permission for a single storey rear extension. Further details are available on the City of Edinburgh Council's website or on request from A & W M Urquhart. The reference is 09/01634/ful.

INCLUDED IN THE PRICE

The fitted carpets, range cooker and washing machine.

SERVICES

The property is protected by a burglar alarm system. There is gas central heating with the boiler located in the storage cupboard between the kitchen and breakfast room. The gas and electricity meters are located within a cupboard at the front door.

COUNCIL TAX

Band G.

ACCESS FOR SURVEYORS

Contact A & W M Urquhart

PRICE:

Offers around £595,000.

VIEWING

Sunday 2-4pm or by appointment.

POSTCODE

EH12 6NE

HOME REPORT

A Home Report for this property is available free of charge from A & W M Urquhart by calling 0131 556 2896 or e-mailing enquiries@urquharts.co.uk.

NOTE:-

1. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.
2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.
5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.



Belgrave Gardens, EH12 6NE
Approx. Gross Internal Area
1874 Sq Ft - 174.09 Sq M

Garage
Approx. Gross Internal Area
289 Sq Ft - 26.85 Sq M



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

URQUHARTS

PROPERTY

is a division of:
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