



BELGRAVE VILLAS | BELGRAVE ROAD

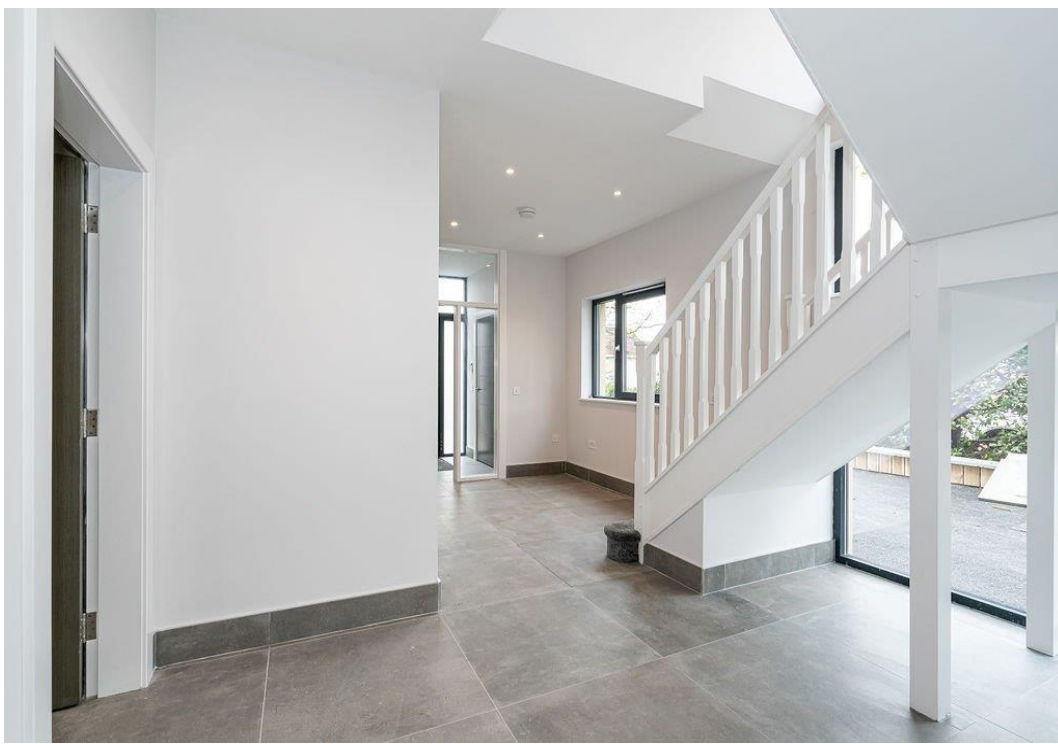




Belgrave Villas Belgrave Road

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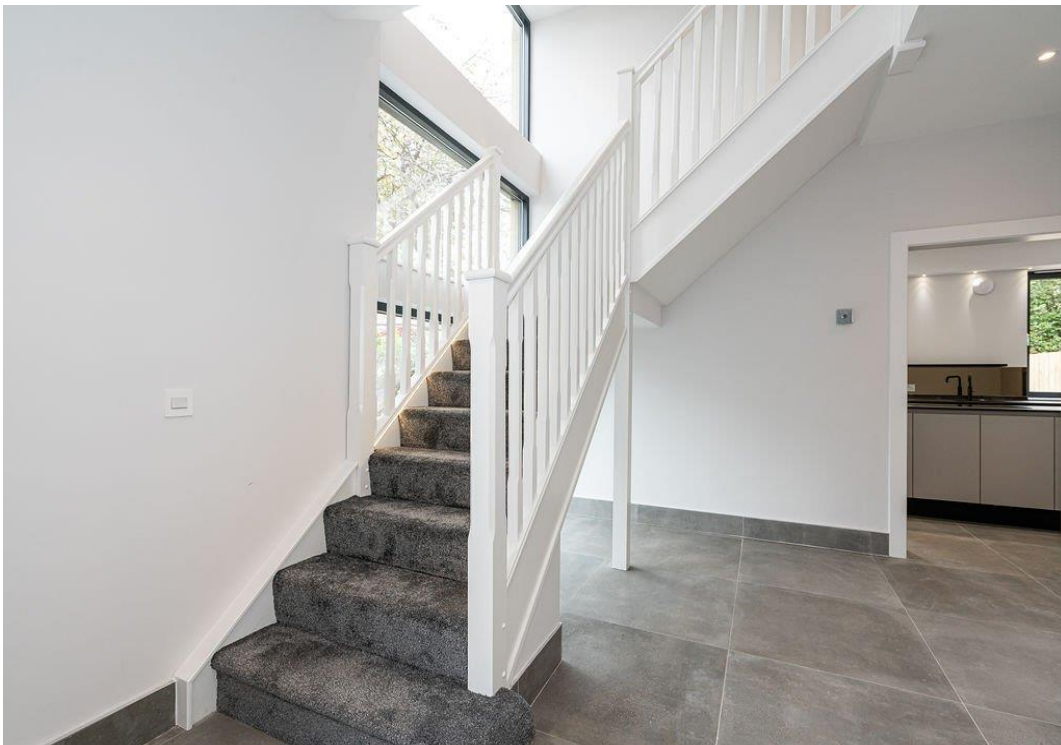
DESCRIPTION

Belgrave Villas are a prestigious collection of four brand new contemporary townhouses situated on a peaceful road in the highly sought-after area of Corstorphine. Arranged over three levels, the 4-5 bedroom properties offer well-proportioned family accommodation and versatile entertaining and living spaces. This magazine-worthy development is clad in traditional sandstone with rooms to the front offering panoramic views of the Pentland Hills via the floor-to-ceiling windows. These ultra-modern family residences benefit from high specification fixtures and fittings including kitchens from Kitchens International and Porcelanosa bathrooms with wet rooms and underfloor heating. The property boasts a sophisticated one-stop home solution system to control heating, lighting and security that can be operated from a mobile phone app.



Situated in beautifully landscaped grounds, the property enjoys allocated off-road private parking as well as an enclosed private garden to the rear of the property. It lies within easy access to all the wide range of excellent local amenities in the charming village of Corstorphine and the walking trails of the Corstorphine Hill Nature Reserve. The cosmopolitan delights of the city centre are less than three miles away whilst Edinburgh Airport and the Edinburgh Bypass are within easy reach.

Viewing by appointment only.



OUTGOINGS

Council Tax Band Category:
EPC Rating: To be confirmed

POSTCODE EH12 6NQ

VIEWINGS

Viewings are available by appointment only. Please call 0131 624 4182 or email edinburghsales@rettie.co.uk

MISREPRESENTATIONS

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that they have satisfied themselves to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.



PROOF AND SOURCE OF FUNDS / ANTI MONEY LAUNDERING

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.



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