



19 Corbieshot
The Jewel, EH15 3RY

deans 
Solicitors & Estate Agents LLP



END TERRACED HOUSE

- Sitting Room
- Dining Kitchen
- Two Double Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens
- Allocated Parking Space
- EPC Rating – D



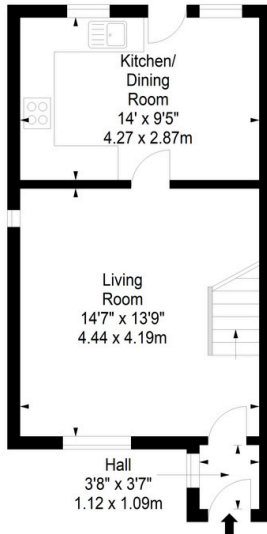
Quietly positioned within a small cul-de-sac, this lovely light and airy end terraced house forms part of an established modern development in the popular residential area of The Jewel, to the east of the City Centre. The property is close to an abundance of excellent amenities, including an Asda superstore, reputable primary and secondary schooling, and Brunstane Train Station, providing quick and easy access to the north and south. There is also a good public transport service which travels to the City Centre and surrounding areas. An ideal first purchase, the accommodation comprises; entrance vestibule, bright sitting room with large picture window and open-plan stairs, modern dining kitchen with door to the garden, two delightful double bedrooms and bathroom with white suite and shower. There are private gardens to the front and a fully enclosed garden to the rear, along with an allocated parking space. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, oven, hob, hood, fridge-freezer and washing machine. All appliances included in the sale are sold as seen with no warranty provided.



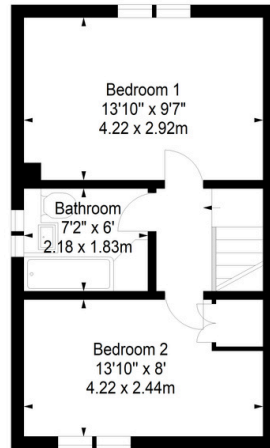
**Corbieshot,
Edinburgh,
Midlothian, EH15 3RY**



Approx. Gross Internal Area
701 Sq Ft - 65.12 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk