



**GILSON GRAY**

LAW • PROPERTY • FINANCE

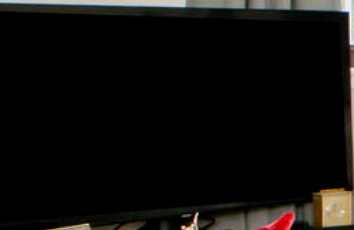
**FLAT 3, 3 KIRKLANDS**  
Corstorphine, Edinburgh EH12 9BA



Forming part of a contemporary development in highly desirable Corstorphine, this two-bedroom flat comes with spacious accommodation and neutral interiors, ideal for new owners looking for a blank canvas to customise to their taste. The home boasts a generous living room with a fireplace, a double-aspect breakfasting kitchen, two west-facing bedrooms (one with a mirrored fitted wardrobe) and a family bathroom with a shower overhead. Situated within commuting distance of Edinburgh city centre, the development enjoys proximity to excellent amenities, bus and rail links, shops, green space, Edinburgh airport and the coast. Extras: all fitted floor and window coverings, light fittings, hob, extractor fan and oven are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

## FEATURES

- First-floor flat in a modern development
- Leafy cul-de-sac setting in Corstorphine
- Secure shared entry system
- Fresh, neutral interiors throughout
- Entrance vestibule and hall with storage
- Spacious living room with fireplace
- Dual-aspect breakfasting kitchen
- Main bedroom with fitted wardrobe
- Versatile second bedroom
- Three-piece family bathroom
- Well-kept shared grounds
- Residents' parking with an allocated space
- Gas central heating and double-glazed windows







A TWO-BEDROOM FLAT  
WITHIN A LEAFY MODERN  
DEVELOPMENT IN SOUGHT-  
AFTER CORSTORPHINE  
BOASTS EASY ACCESS TO  
EXCELLENT AMENITIES.





EPC RATING:



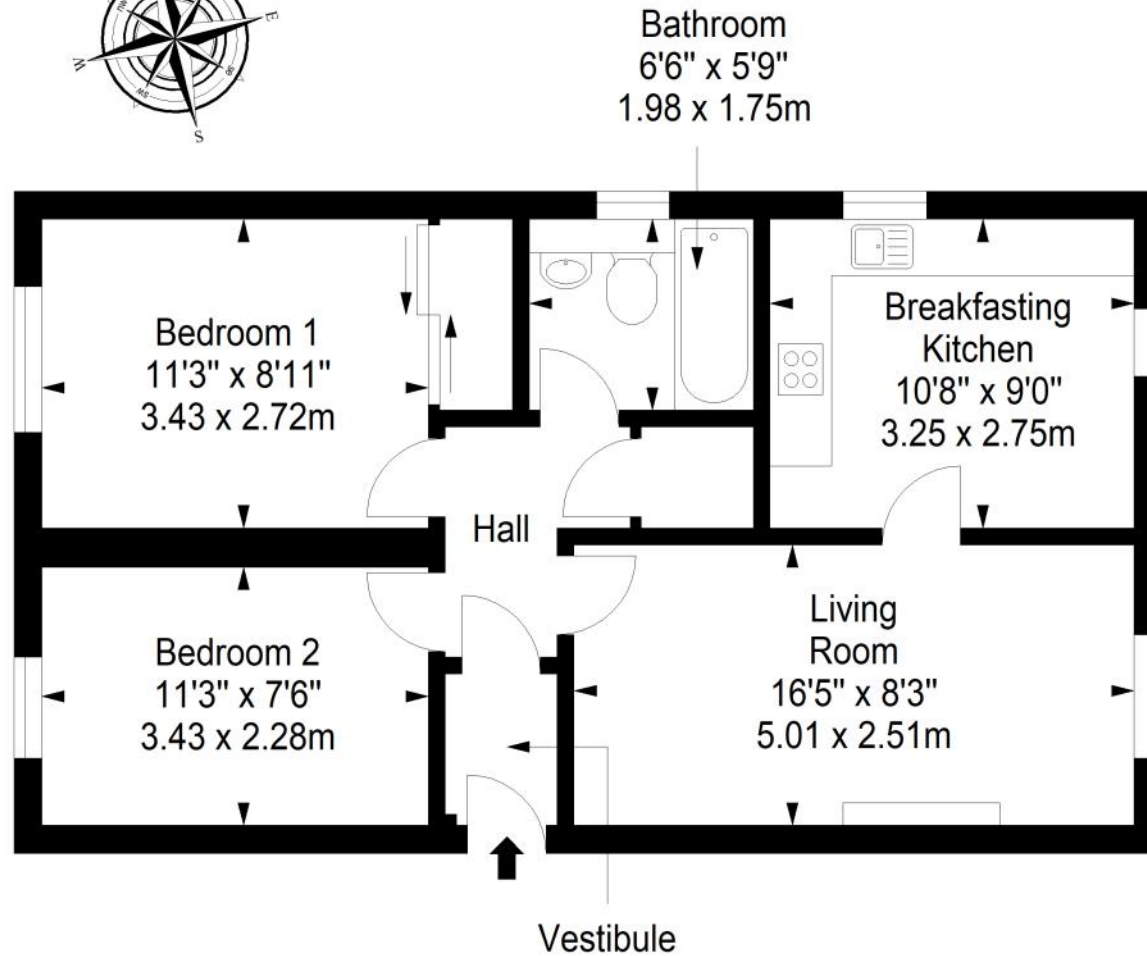
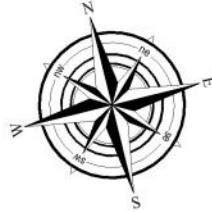
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

## First Floor

Approx. 52.6 sq. metres (566.2 sq. feet)



Total area: approx. 52.6 sq. metres (566.2 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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