



# 1/2 MAPLEWOOD PARK

Corstorphine, Edinburgh, EH12 8WU



1

Public Room



3

Bedrooms



2

Bathrooms



# 1/2 MAPLEWOOD PARK

Welcome to a modern three-bedroom ground-floor flat that offers bright and spacious interiors, finished with neutral decoration throughout. This stylish home further boasts sociable open-plan living, which comes complete with a well-appointed kitchen. It also has a quality en-suite and family bathroom, as well as generous storage to maintain a tidy home. It will be in high demand amongst a broad spectrum of buyers, including families, city professionals, downsizers, and first-time purchasers alike.

Adding to its appeal, the property forms part of a modern development which has a leafy green setting in sought-after Corstorphine. It is positioned within easy reach of public parks, as well as Corstorphine Hill ensuring residents are never far from green spaces. Furthermore, convenience stores are within walking distance, along with schools and bus links. For commuters, Edinburgh city centre can be easily reached as well, whether travelling by bus or car.













**B**

**EPC  
RATING**

**F**

**COUNCIL  
TAX BAND**

**VIEWING**

By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- A beautiful ground-floor flat
- Part of a sought-after development
- Convenient location in Corstorphine
- Secure telephone-entry system
- Welcoming entrance hall with storage
- Open-plan kitchen/living/dining room
- Modern kitchen with ambient lighting
- Large principal suite with walk-in wardrobe
- Second double bedroom with built-in wardrobe
- Versatile third bedroom/home office
- 3pc contemporary en-suite shower room
- Quality family bathroom with 3pc suite
- Well-maintained communal garden grounds
- Ample residents' parking

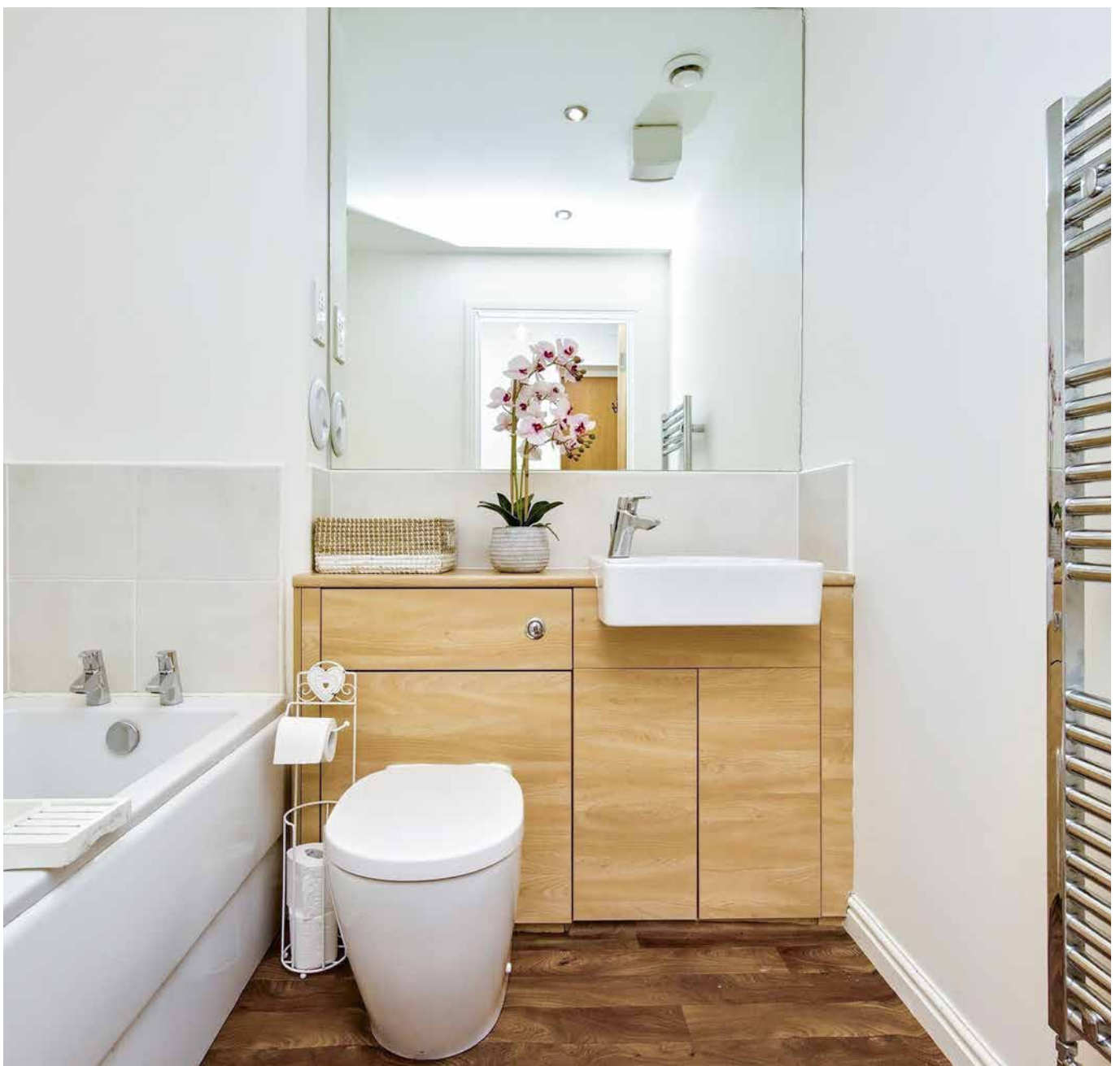






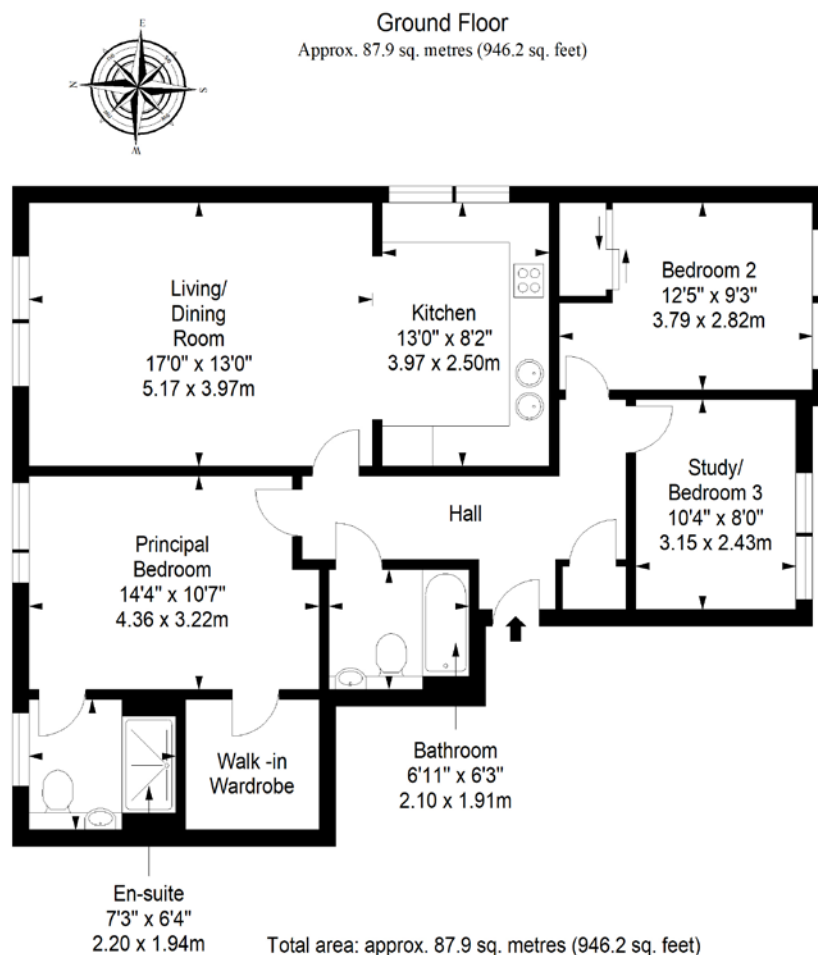
Extras: integrated kitchen appliances (oven, gas hob, extractor hood, fridge/freezer, dishwasher, and washing machine) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factor: the Factor is paid quarterly and is approximately £300



# CORSTORPHINE, EDINBURGH

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, and tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a short drive away, with two tram stops within close proximity. The area is also served by regular day and night buses, frequent trains from the South Gyle train station, and excellent road links to the city centre, Glasgow, Fife, and to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessed.



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.