



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**1/27 Claycot Park**

**Ladywell Avenue, Corstorphine, EH12 7LG**



## FIRST FLOOR RETIREMENT FLAT

- Living/Dining Room
- Kitchen
- Double Bedroom
- Shower Room
- Double Glazing
- Residents' Carpark
- EPC Rating - B





This well presented first floor flat is situated in a popular retirement complex in the heart of Corstorphine. The property is within easy reach of an abundance of excellent amenities and leisure facilities. It boasts excellent public transport links providing quick and easy access into the city centre. This bright and spacious property offers a generous living room/dining room, modern fitted kitchen, good-sized double bedroom with built in storage, wetroom style shower room and large storage cupboard. The property sits in neatly maintained ground and benefits from private parking for residents and visitors. Further benefits include double glazing and electric central heating. The development has a lift, guest facilities, a library and a communal lounge where a range of regular social activities are held. Items included in the sale are fitted carpets & floor coverings, cooker, oven, hob, microwave, extractor, fridge-freezer, washing machine and light shades. The appliances included are sold as seen with no warranty provided.



# Claycot Park, EH12 7LG

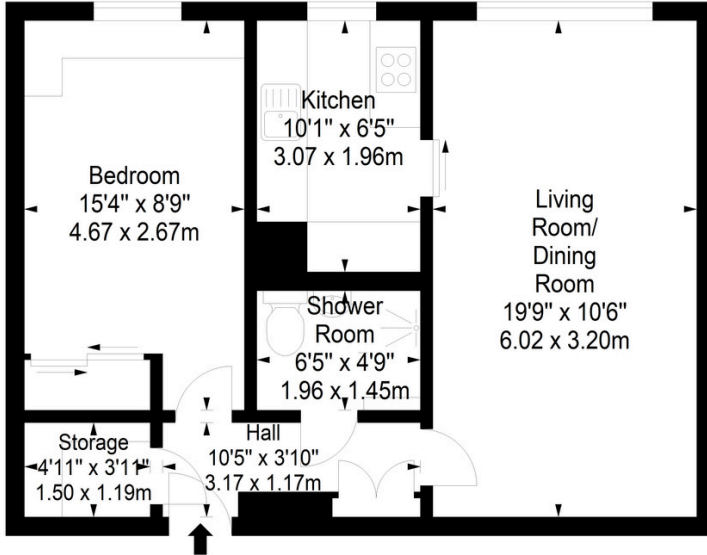


Approx. Gross Internal Area

528 Sq Ft - 49.05 Sq M

For identification only. Not to scale.

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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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