



5E Forrester Park Grove  
Edinburgh, EH12 9AL

**Deans**   
Solicitors & Estate Agents LLP



## TOP FLOOR FLAT

- Sitting Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Electric Heating & Double Glazing
- Communal Garden Grounds
- On-Street Parking
- EPC Rating – F



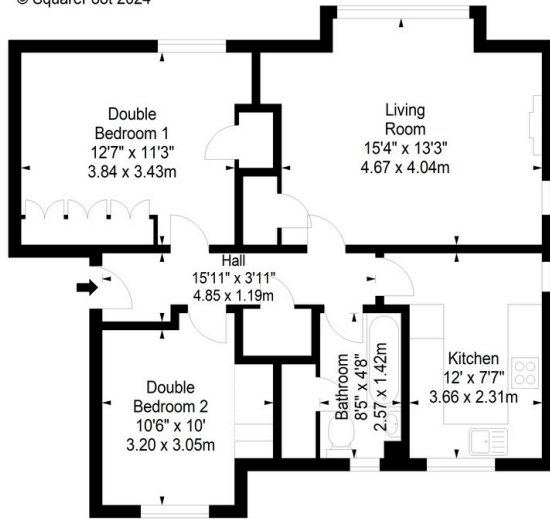
Forming part of a quiet residential estate, this bright and spacious top (2nd) floor flat is situated within the sought after location of Corstorphine. The property is within easy reach of good amenities at the Gyle Shopping Centre with the City Centre being easily accessible by way of regular public transport services. The well proportioned accommodation would make an excellent purchase for the young professionals and comprises; welcoming entrance hallway with good storage, light and airy sitting room, modern breakfast kitchen, two double bedrooms/one with built-in wardrobes and bathroom with white suite and shower over. There are communal garden grounds which surround the property with on-street parking available. The property benefits from electric heating and double glazing. All fitted floor coverings and curtains will be included in the sale together with the built-in electric hob/oven, washing machine and integrated fridge freezer. All appliances are sold as seen with no warranty provided. There are voluntary payments organised by residents of the block for grass cutting and stair cleaning. Approx £25 per month.



**Forrester Park Grove,  
Edinburgh,  
Midlothian, EH12 9AL**



Approx. Gross Internal Area  
703 Sq Ft - 65.31 Sq M  
For identification only. Not to scale.  
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Second 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](mailto:mail@deansproperties.co.uk)

[deansproperties.co.uk](http://deansproperties.co.uk)