



Approximate total area[®]
1161.85 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIBAFFE360



DESCRIPTION

This charming flat offers an excellent opportunity for first-time buyers, young families, or professionals looking to settle in a vibrant community. The feature fireplace in the lounge adds a cozy touch, ideal for relaxing evenings. The primary bedroom, complete with fitted wardrobes, offers ample storage. This flat represents a blend of comfort and convenience, offering a wonderful lifestyle in one of Edinburgh's sought-after areas. Don't hesitate to arrange a viewing and explore all that this property has to offer.

- The property comprises of :
- Entrance hall with ample storage
 - Modern fitted kitchen
 - Front facing lounge, with feature fireplace
 - Primary bedroom with fitted wardrobes
 - Two further double bedrooms
 - Family bathroom with shower over bath
 - On street parking

Viewings by appointment with Gibson Estate Agents 01313 297 3177



Location

Corstorphine lies to the west of the city centre with excellent transport links across Edinburgh, to the Forth Bridges, the airport, the M8, the M9 and the City Bypass. It comprises substantial stone properties, bungalows and flats along with more modern developments. Corstorphine has a vibrant commercial hub with a wide range of cafes, bars and shops and the Gyle Shopping Centre is close by giving access to a range of high street retailers. Despite its proximity to the city centre, it is a leafy, tranquil residential area within easy reach of Corstorphine Hill which is ideal for people who enjoy the outdoors but want the convenience of city living.

