

3 (flat 9) Ashwood Gait, Corstorphine, Edinburgh, EH12 8PE



3 (flat 9) Ashwood Gait | Corstorphine | EH12 8PE

Description

Most impressive dual-facing top floor flat, boasting sleek, interiors, deluxe fixtures and crisp, neutral walls situated within a mature modern development enjoying an extremely convenient location, close to a good range of amenities and super transport links. This attractive apartment would make an excellent home for an individual or couple and offers comfortable and light filled living space in move-in condition.

- Welcoming central reception hallway with fitted storage
- Living/dining room offering ample room for relaxing and dining with corner aspect boasting superb west-facing views
- Well appointed kitchen
- Two good sized double bedrooms, one with fitted wardrobe
- Bathroom consisting of a modern white three piece suite having a separate shower enclosure
- Gas central heating and double glazing ensure year round comfort and efficiency
- Secure entry system
- Residents parking

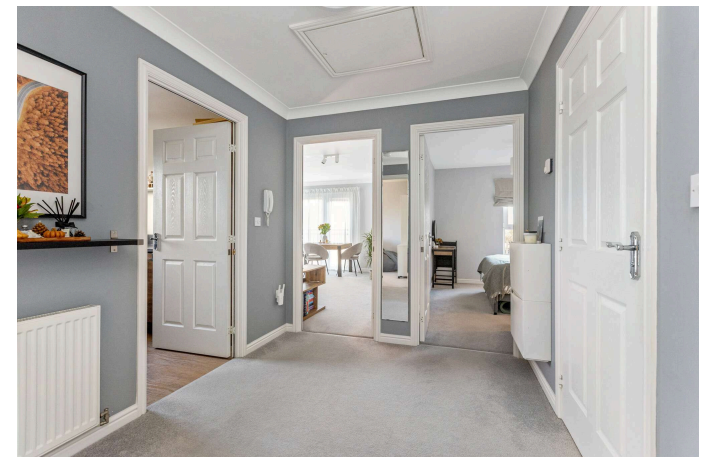
Extras

All carpets and floor coverings, fully fitted kitchen including all integrated appliances, wardrobe in bedroom 2 and shoe storage in the hall.

Factor

The development is factored by Hacking & Paterson for approx. £85.00 per month according to the vendor. This includes maintenance of communal areas and buildings insurance.

EPC Rating: B

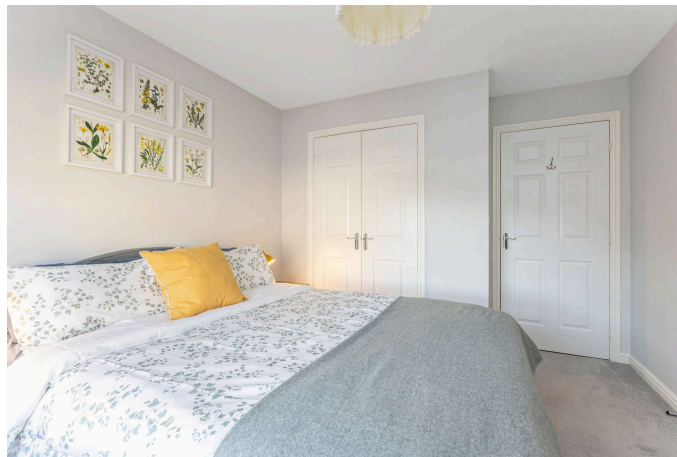


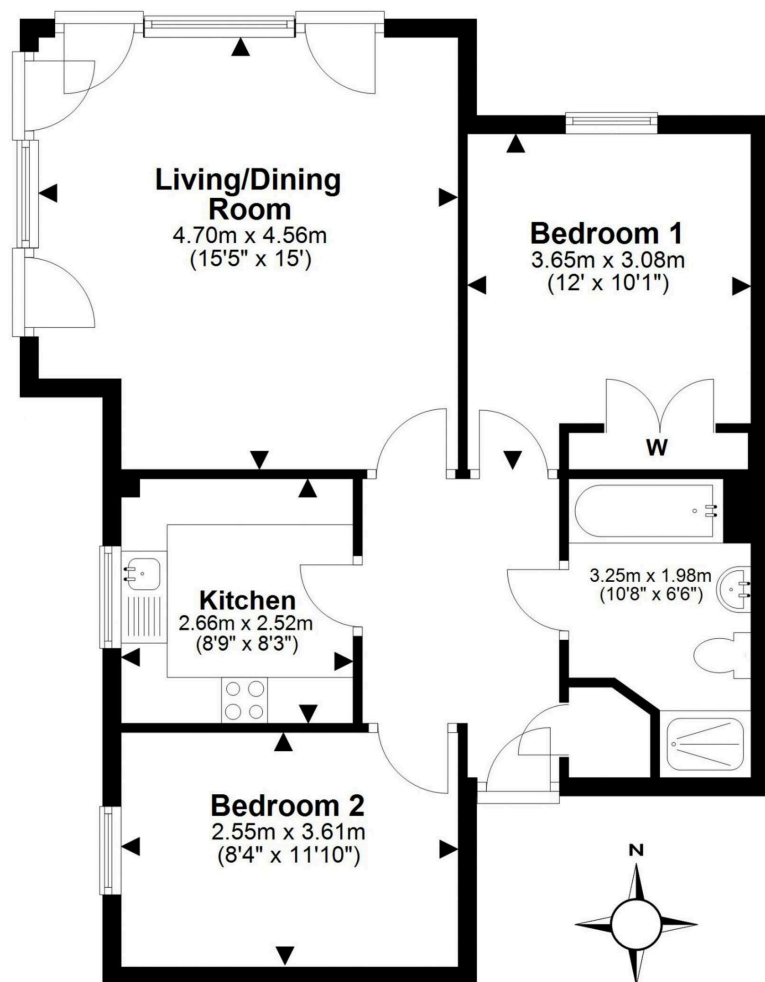
Location

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, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, Sainsbury's and Scotmid. The nearby Gyle Shopping Centre boasts a wide variety of shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. 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 the South.

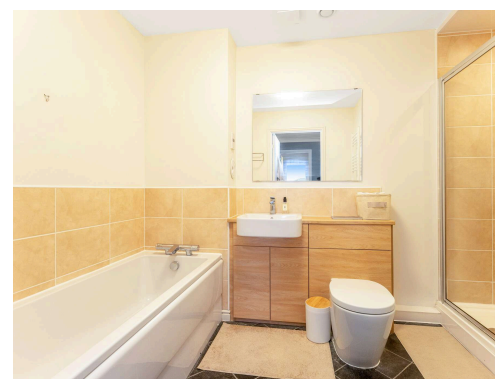
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





For illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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