

**4B FORRESTER PARK GARDENS
CORSTORPHINE, EDINBURGH EH12 9AB**

A CHARMING, SPACIOUS GROUND FLOOR APARTMENT OFFERING A BEAUTIFULLY PRESENTED HOME CLOSE TO FIRST CLASS AMENITIES





The subjects of sale comprise a charming ground floor apartment which boasts an elevated position to the rear overlooking a superb well tended mutual garden.

Internally, this is a spacious, well proportioned home which will appeal to both investors and young professionals. The property has been freshly decorated throughout to include new fitted carpets in both bedrooms. The hall has feature oak panelled doors off and gives access to all rooms.

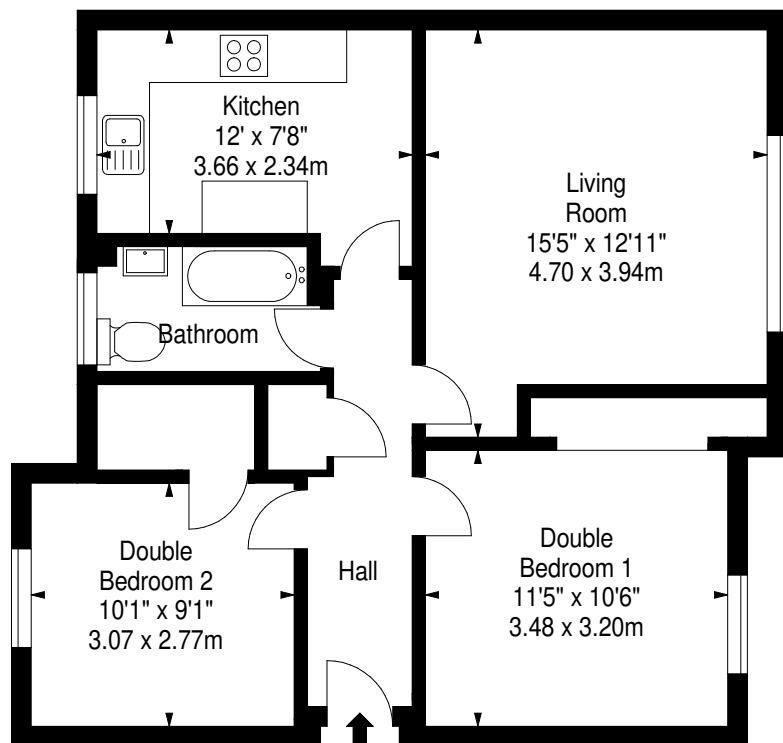
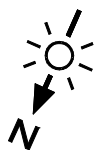
There is a particularly well planned kitchen/breakfastroom which is extremely functional and overlooks the delightful rear garden. The tiled showerroom benefits from a luxury walk-in shower and again has been well designed and finished. The two double bedrooms are both spacious, with the main bedroom having an open large wardrobe area. A gas fired combination central heating boiler serves radiators throughout, complemented by double glazing, ensuring comfort and economy.

This property is bounded by well tended mutual gardens which gives privacy and offers a most appealing environment.

Features

- Hall with attractive oak panelled doors off
- Lounge
- Luxury fitted Kitchen/ Breakfastroom
- Fabulous showerroom
- Two double bedrooms
- Excellent storage
- Double glazing
- Gas fired combination central heating
- Superb mutual rear garden
- New fitted carpets





Ground Floor

Location

Forrester Park Gardens is located within the Corstorphine district of the city, perfectly positioned for access to the city centre, the city by-pass and Edinburgh airport. A first class range of specialist shops are on hand, with a main Tesco store and the Gyle shopping centre within close proximity. Schooling which ranges from nursery through to secondary are also within the vicinity.

Extras: All fitted carpets, blinds, curtains, light fittings and kitchen appliances. Note: The appliances will be sold as seen with no warranties or guarantees as to their working condition.

Price: Offers Over £155,000 are invited

Viewings

By appointment please telephone Ennova Property Department on 0131-662-1234.

DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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