



**28F Forrester Park Avenue**  
Edinburgh, EH12 9AW





# *"Forrester Park Avenue is a beautifully presented two-bedroom top-floor flat"*

- STAIRWELL
- HALL
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





### LOCATION

The subjects are located in the highly regarded Corstorphine area of Edinburgh, which lies to the north of the City Centre. Corstorphine enjoys a close knit community spirit, with a superb range of shopping outlets to be found in Corstorphine Village itself. Further shops can be found at the Gyle Complex, with Hermiston Gait just a little further afield. Leisurewise the choice is excellent and includes a number of bars and restaurants, a health and sports club and a number of organisations to cater for both adults and children alike. Schooling is well represented from nursery to senior level, whilst for the professional sector the Edinburgh Business Park and Royal Bank of Scotland Headquarters at Gogar are closeby. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach. For those seeking alternative methods of transport South Gyle and Haymarket railway stations are both easily accessible, with Edinburgh Airport just a short drive away.

### COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



### DESCRIPTION

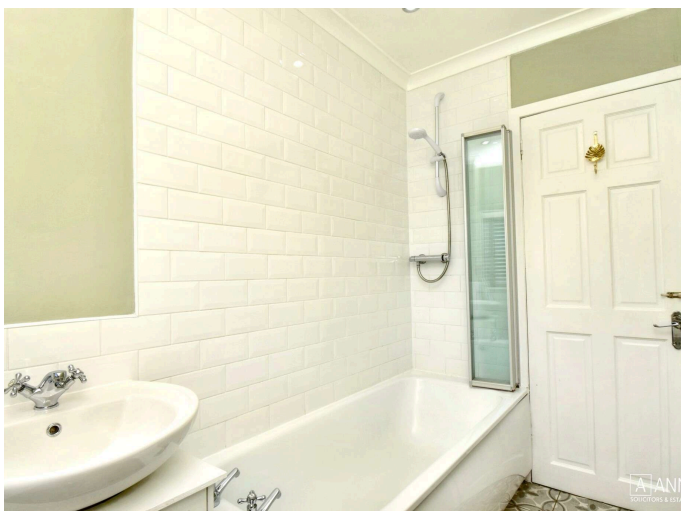
Forrester Park Avenue is a beautifully presented two-bedroom top-floor flat with valuable attic space, ideally located in the highly desirable Corstorphine area. This attractive home is offered in true move-in condition and will appeal to a wide range of buyers, including first-time buyers and buy-to-let investors. The accommodation comprises: a welcoming hallway with a storage cupboard and access to a generously floored attic; bright and spacious south-facing open-plan living area, complemented by a modern kitchen featuring ample wall and base units; rear-facing double bedroom 1 with fitted wardrobes; front-facing double bedroom 2, also with fitted wardrobes and a stylish family bathroom with an electric shower over the bath. Additional benefits include gas central heating and double glazing throughout.

### EPC RATING

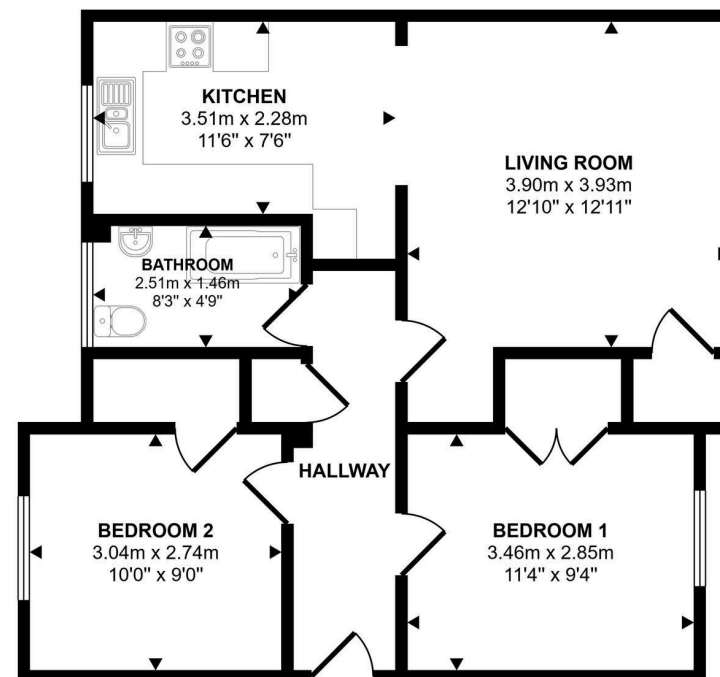
The energy efficiency rating for this property is band C



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Approx Gross Internal Area  
60 sq m / 647 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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