










Offers Over  
**£145,000**

## 2C Forrester Park Avenue

Corstorphine | Edinburgh | EH12 9AH

This attractive and spacious first floor flat surrounded by well maintained communal garden grounds, is situated within a quiet setting in the popular residential area of Corstorphine, close to many local amenities and commuting links. The property shall undoubtedly appeal to first-time buyers, young professionals or buy to let investors.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - B



## Description

In brief the accommodation comprises; welcoming entrance hallway with useful storage, light and airy dual aspect reception/dining room, stylish fitted kitchen with a range of base and wall mounted units, two well proportioned double bedrooms with fitted wardrobes, and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating (new boiler installed June 2023), double glazing and good storage space.



## Extras

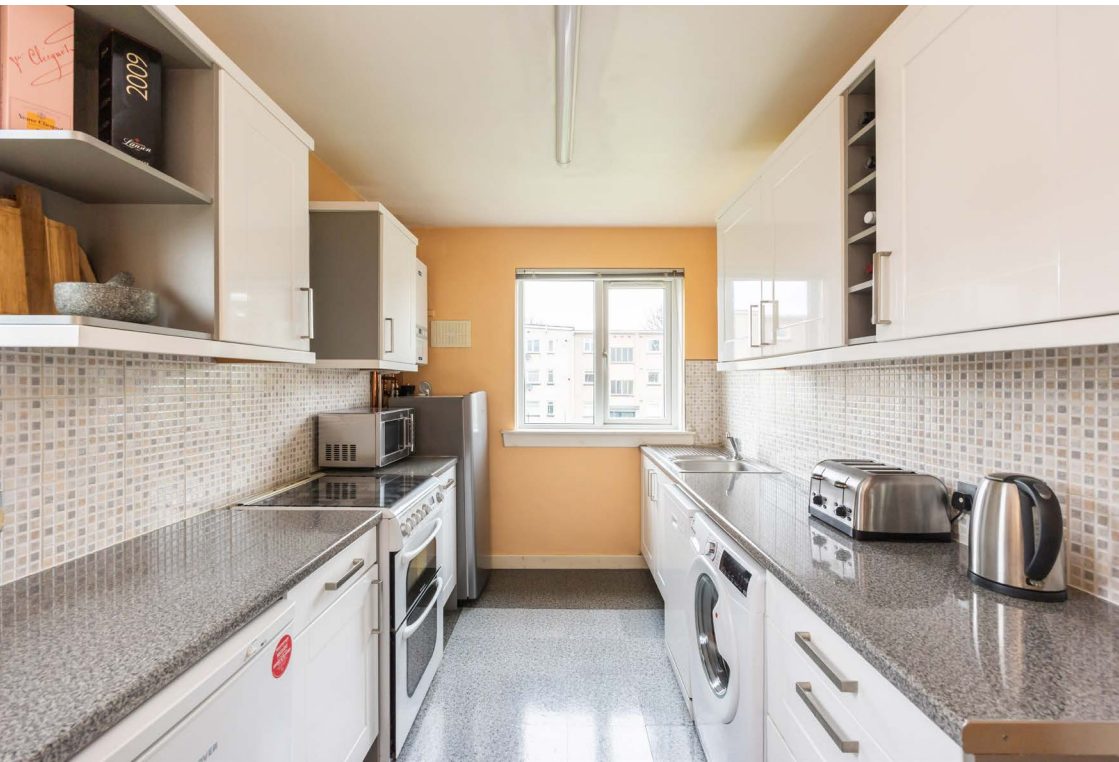
All fitted floor coverings and blinds will be included in the sale together with the cooker and dishwasher.

## Gardens & Parking

The property is surrounded by well-kept communal gardens, which are predominantly laid to lawn with clothes drying facilities. The Forrester Park area is connected with pedestrianised pathways and attractive mature trees, providing the ideal setting for children to play or for dog walkers. Ample unrestricted parking is also available to the front and surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.



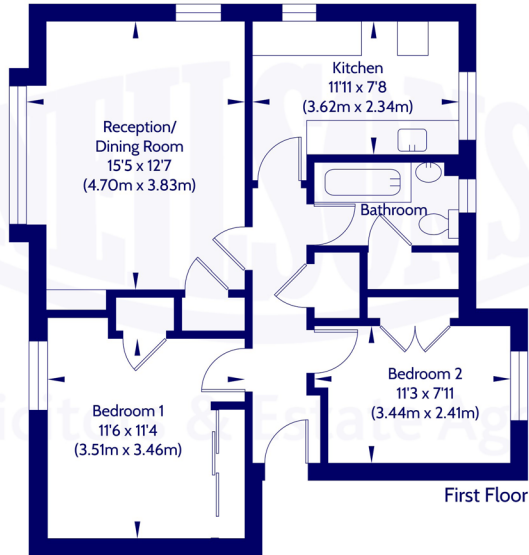


## Location

Forrester Park Avenue is conveniently located in the popular suburb of Corstorphine, to the west of Edinburgh city centre. A wealth of local amenities are available within easy walking distance of the property including Tesco Extra and Lidl supermarkets, and excellent public transport links by bus or tram connect quickly to the city centre and surrounding areas including the airport, Hermiston Gait and The Gyle. Well regarded schooling is available from nursery to secondary level, with Edinburgh College and Napier University's Sighthill campus also within walking distance. By car, the city bypass and central motorway network are within easy reach. A wide variety of sporting and recreational facilities are available in the area including David Lloyd Leisure Centre and The Gym Group.



Approx. Gross Internal Floor Area 63.55 Sq M / 684 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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