










Offers Over  
**£145,000**

## 65/1 Stuart Park

Corstorphine | Edinburgh | EH12 8YE

A fantastic opportunity has arisen to purchase this impressive ground floor flat with well maintained communal gardens and allocated parking space, forming part of an established leafy cul-de-sac, close to local amenities and well placed for commuting. The property would undoubtedly appeal to first time buyers, professionals, and those looking to downsize.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Allocated Parking
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band – B



## Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with useful storage facilities, light and airy reception/dining room with feature fireplace, semi open plan modern fitted kitchen with appliances, well proportioned double bedroom with built-in wardrobes, and bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, washing machine and fridge/freezer.

## Gardens & Parking

There is a well maintained communal garden to the rear mainly laid with chip stones and artificial grass for easy maintenance. The shed will also be included in the sale. For the car user there is an allocated parking space to the front as well as ample on-street parking.

## Residents Association

The development is managed by the Residents Association for an annual fee of approx. £185. This covers the maintenance of the communal grounds.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

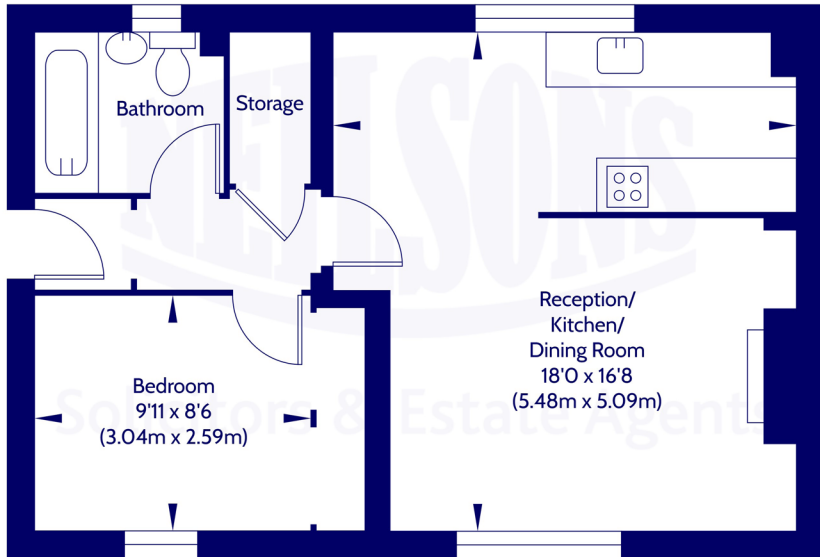
The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are on hand together with the Gyle shopping Centre housing many high street named shops and services. Edinburgh Business Park and the new Royal Bank Headquarters at Gogar are both easily accessible. The property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city Centre. Reputable schooling from nursery to senior levels are within proximity of the property with further education at Edinburgh College and Heriot Watt University all within easy reach. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo and BT Murray field Stadium.





Approx. Gross Internal Floor Area 45.81 Sq M / 493 Sq Ft.

Ground Floor



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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