










Offers Over  
**£145,000**

## 14E Forrester Park Grove

Corstorphine | Edinburgh | EH12 9AJ

This impressive top floor flat is offered to the market in move-in condition, ideal for the first time buyers or investors. Forming part of the sought after Corstorphine district of the city, conveniently positioned close to many amenities and transport links including frequent bus and tram services linking the city centre.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal Garden
-  On-street parking
-  EPC Rating – D
-  Council Tax Band - B



## Description

The light and stylish accommodation offers an abundance of natural light throughout with delightful open aspects to both the front and rear. The well presented and spacious accommodation comprises; entrance hallway with good storage provisions including a part floored attic. There is a sizeable, dual aspect lounge with views over the large open green space to the front with the Pentland Hills in the distance. A useful cupboard is located in the lounge offering excellent storage facilities. The modern kitchen also benefits from a dual aspect with views towards Corstorphine Hill. Fitted with a range of wall and base units, complementary worktops incorporating the stainless steel sink unit and built-in halogen hob with electric oven below and hood above. The two double bedrooms are generous, with the larger of the two benefiting from a fitted wardrobe. Lastly, the upgraded bathroom comprises of a white three piece suite with electric shower over bath, WC and wash hand basin set within vanity unit. Further benefits include excellent storage throughout, double glazing and a gas central heating system with combi boiler.



## Extras

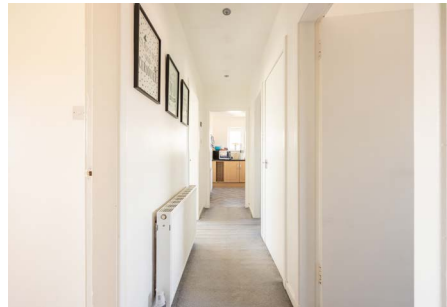
All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the built-in hob/oven/hood and washing machine.

## Gardens and parking

There is a communal garden located to the rear of the property and ample parking is available to the rear.

## Viewing

By appointment with Neilsons on 0131 625 2222.







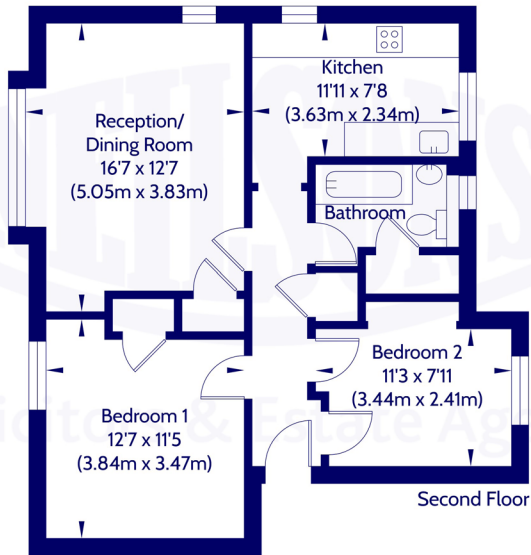
## Location

Forrester Park Grove 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 together with the Gyle Shopping Centre 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 63.69 Sq M / 686 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.



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