










Solicitors & Estate Agents



5B Forrester Park Avenue

Corstorphine | Edinburgh | EH12 9AA

Impressive two bedroom ground floor flat pleasantly positioned within a quiet pocket of the south-after Corstorphine district. Conveniently located close to excellent amenities and transport links, the property is well-suited to a variety of purchasers including first-time buyers.

-  2 beds
-  1 public
-  1 bathroom
-  Shared gardens
-  Unallocated residents parking
-  EPC Band - D
-  Council Tax Band - B



Description

Internally, having been fully renovated within the last 12 months, the accommodation briefly comprises of; welcoming entrance hallway with a large cloak cupboard, bright and airy lounge/diner with a lovely rear-facing outlook, stylish fully-fitted kitchen with range of integrated and freestanding white goods, tiling in splash areas, sensor activated under-unit lighting, and a feature brick slip wall, first generously proportioned double bedroom with ample room for freestanding furniture, second good sized double bedroom with integrated wardrobes, and a contemporary fully-tiled shower room with a walk-in rainfall shower and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated electric hob, oven and extractor hood, freestanding fridge-freezer and washer-dryer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

There are well-kept shared garden located to the rear of the property whilst ample off-street residents parking is available.

Viewing

By appointment through Neilsons 0131 625 2222.





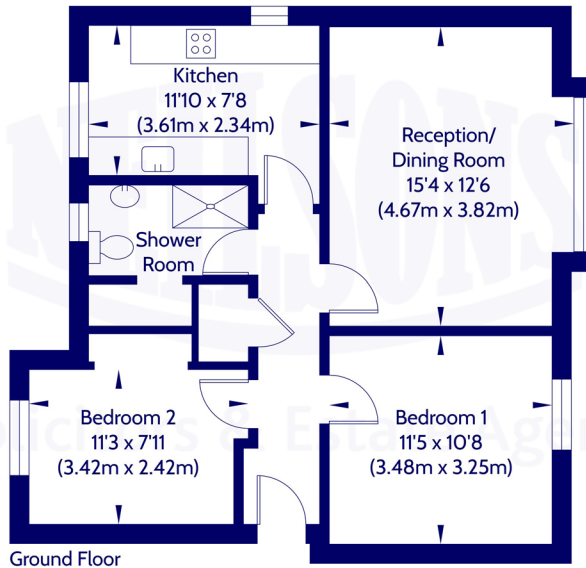
Location

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 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 60.41 Sq M / 650 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

