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Fixed Price

£335,000

Plot B2.04 Rowanbank Gardens, Gylemuir Road

Corstorphine | Edinburgh | EH12 8FD

A new build first floor apartment forming part of an impressive contemporary development, located in the heart of Edinburgh's desirable Corstorphine area. Close to excellent local amenities and transport links, the property is finished to a quality standard throughout and has the benefit of a substantial landscaped communal garden.

-  1 public room
-  2 bedrooms
-  2 bathrooms
-  Lift
-  Residents community garden
-  Council tax band - E



Description

The accommodation briefly comprises a bright and contemporary lounge/dining area with full length windows allowing plenty of natural light to flood in, open plan to a modern kitchen with a range of wall and base units with laminate worktops, double bedroom one with built in wardrobe and en-suite shower room, double bedroom two with built in wardrobe, and main bathroom with shower over the bath. The property also benefits from underfloor heating and double glazing.

Please note the sales office is open 7 days a week for appointments.



Gardens

There is a residents community garden with areas to sit, vegetable growing space and fruit trees offering an ideal area to come together and relax.

Factoring

The common areas and grounds around the development are maintained by Taylor Martin at a cost of approximately £1000 per annum and this includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222). Please note the sales office is open 7 days a week for appointments.

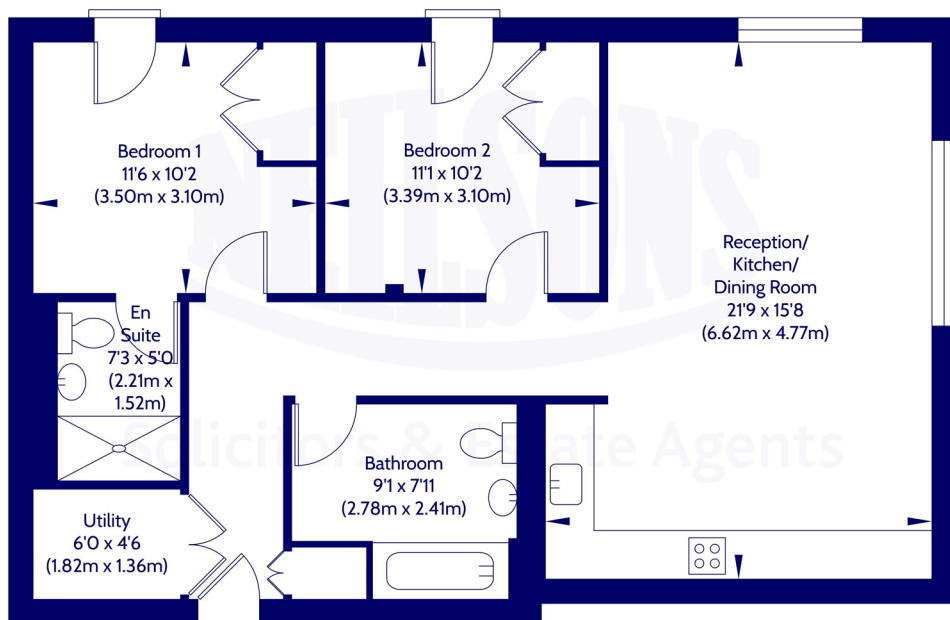




Location

The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are on hand with a Tesco Extra just a few minutes walk away, and the Gyle shopping centre a short drive, housing many high-street named shops and services. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible and 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 closeby 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.

Approx. Gross Internal Floor Area 72.85 Sq M / 784.1 Sq Ft.



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 floor plan and further information.



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