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Offers Over

**£145,000**

## 17/2 South Maybury

Corstorphine | Edinburgh | EH12 8NX

An immaculately presented ground floor flat forming part of an established modern development, close to fantastic transport links, green spaces and local amenities, including the nearby Gyle Shopping Centre. The property is in move-in condition and is sure to appeal to first time buyers, young professionals or buy to let investors.



1 bedroom



1 public room



1 bathroom



Landscaped communal gardens



Residents parking



EPC rating – E



Council tax band - B



## Description

In brief the accommodation comprises; entrance hallway with secure entryphone system and storage, a bright lounge/dining room with twin windows to allow in plenty of natural light, a modern kitchen with a range of grey wall and base units with co-ordinated worktops, a double bedroom with a built in wardrobe, and a bathroom with a white suite, electric shower over the bath, and storage cupboard. The property also benefits from electric heating, double glazing plus secondary glazing in the bedroom, and a positive input ventilation unit in the hall.





## Extras

Included in the sale will be the electric oven and hob, integrated undercounter fridge and freezer, and the washer/dryer.

## Gardens and Parking

Well maintained communal garden grounds surround the property and there is ample unallocated residents parking.

## Factoring

The communal areas and garden grounds are maintained by Charles White at a cost of approximately £80 per month, and this also includes buildings insurance.

## Viewing

By appointment through Neilsons (0131 625 2222).





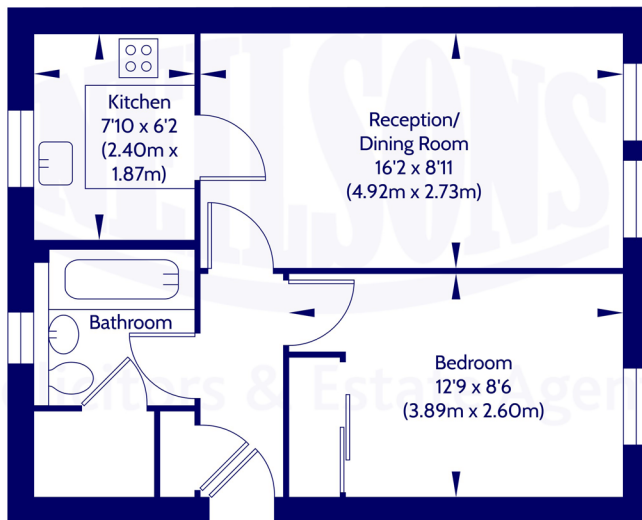
## Location

South Maybury is located in the desirable suburb of Corstorphine. Many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport to the city centre and surrounding areas, together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.



Approx. Gross Internal Floor Area 37 Sq M / 397 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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