



## Immaculate, with stunning views

Two-bedroom, top floor flat



This immaculate, two-bedroom, top floor flat has a fantastic location in the popular Corstorphine area of Edinburgh, close to excellent amenities and transport links. The property has been very nicely upgraded by the current owner, decorated in neutral tones, has attractive lighting, flooring and blinds and the views are stunning. The accommodation consists of a communal stair, with entry phone, a hall with storage, a very generous dining lounge, with a bay window overlooking the green. The kitchen is very smart, with grey fitted units, complementary worktops, appliances and has views to the Pentland Hills. There are two double bedrooms, both with built-in storage and lovely views, a contemporary shower room, with marble effect tiling, a rain shower head, a vanity unit and an alcove with shelving. This property also has the benefit of well-kept communal grounds, a single garage and a private store in the communal stair.



### Key Features

Communal stair

Hall

Dining lounge

Kitchen

Two double bedrooms

Shower room

Double glazing

Gas central heating

Store

Communal garden

Garage and residents parking

Communal grounds factored by James Gibb, approximately £65 per month, which covers the maintenance of the block, gardening and buildings insurance.



## Corstorphine

The property is situated within the sought after Corstorphine area of the City, lying to the west of the City Centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a 24-hour Tesco's supermarket. The Gyle Shopping Centre which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencers and Morrisons, to name only a few. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses and within easy reach together with Drum Brae and David Lloyd Leisure Centres. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Queensferry Crossing and Edinburgh's International Airport.



### Extras

All fitted floor coverings, blinds, light fittings, oven hob, microwave, dishwasher, washing machine and fridge freezer are included in the sale (no warranties given).

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

C

### Home Report Valuation

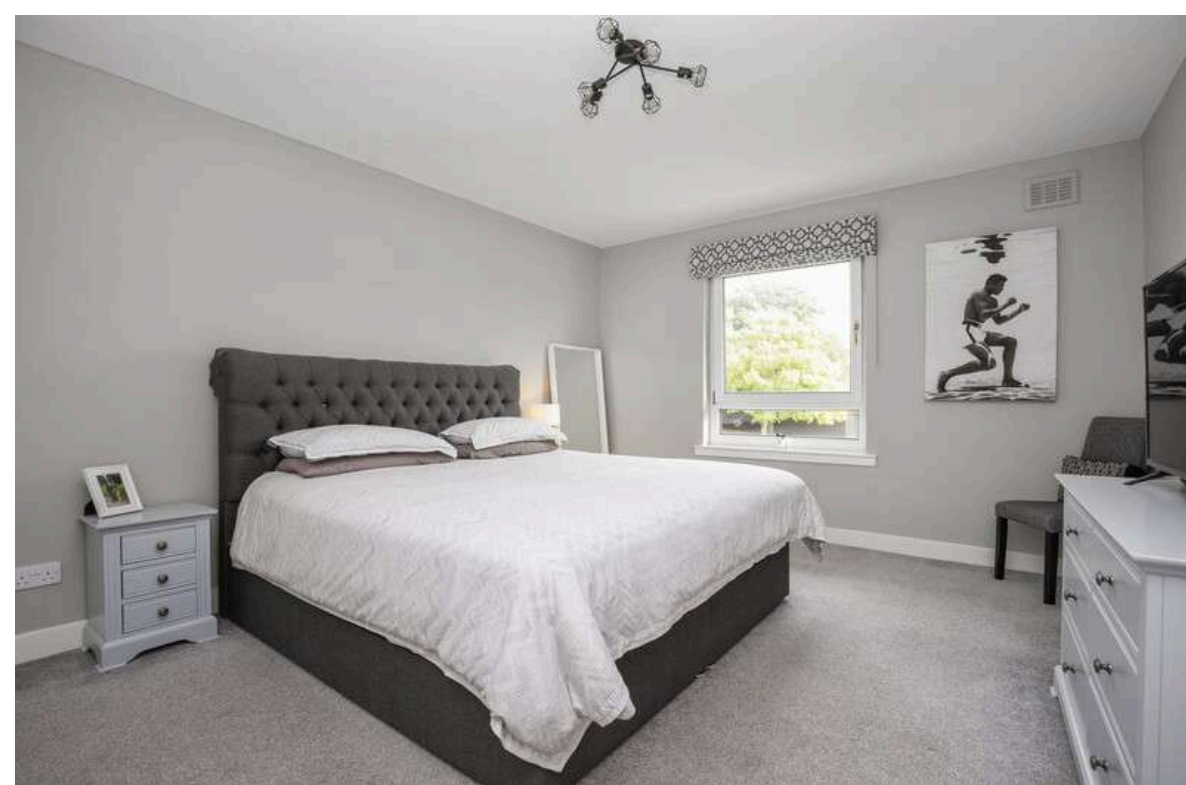
£200,000

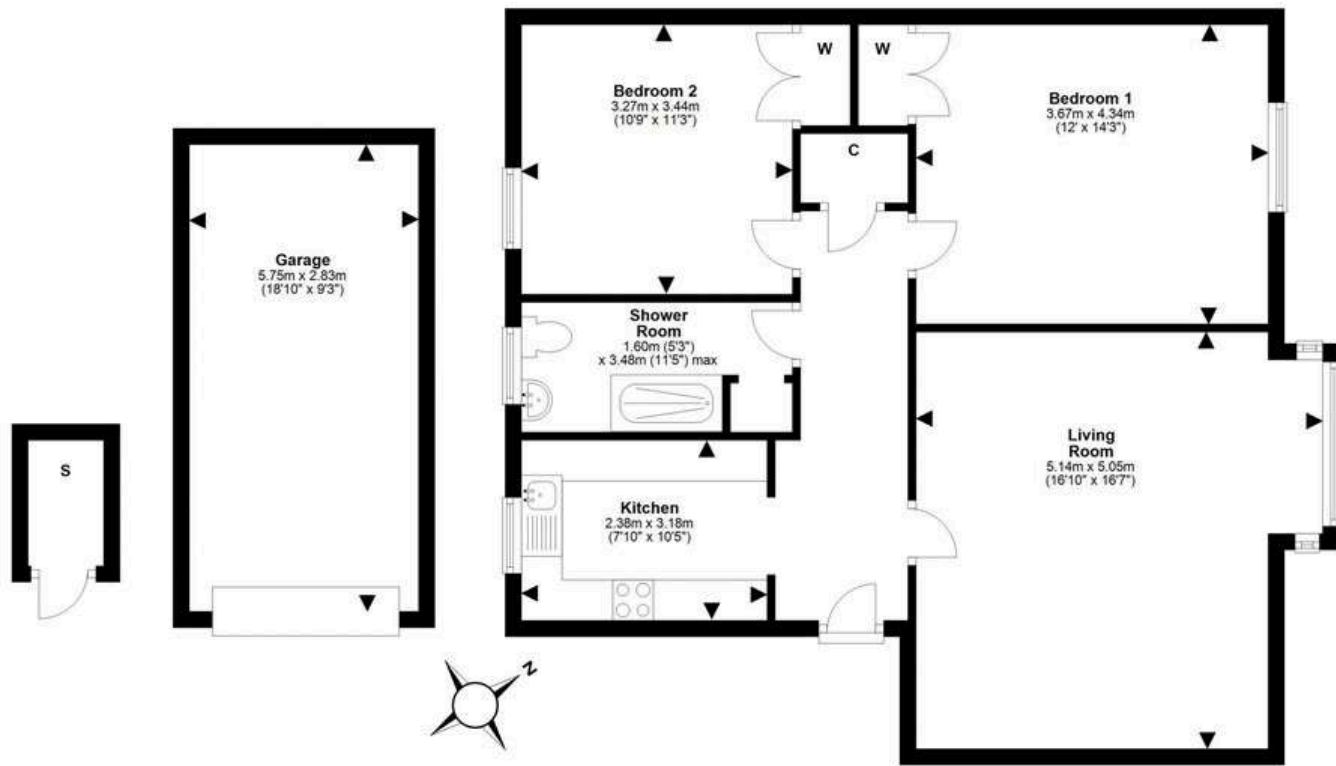
### EPC Rating

D

### Tenure

Freehold





Total area: approx. 88.1 sq. metres (947.8 sq. feet)

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



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