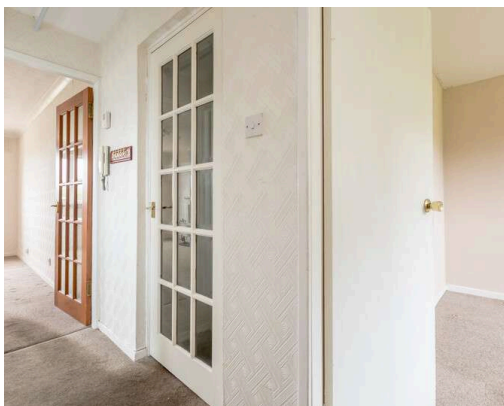




2/2 Kirklands
off Ladywell Avenue, Corstorphine
Edinburgh, EH12 9BA

- Entrance vestibule
- Hall
- Living room
- Modern fitted kitchen
- Double bedroom with built-in wardrobes
- Contemporary bathroom
- Gas central heating
- Double glazing
- Private garden to front
- Shared gardens to rear
- Private parking space
- EPC: C
- Council tax band: B





2/2 Kirklands is a modern ground floor one bedroom apartment forming part of a small private development situated in the established residential location of Corstorphine. This spacious and well-proportioned property is in good order throughout and benefits from having a modern style fitted kitchen and contemporary bathroom with wet wall finishes. Some general redecoration is required however the property would be an ideal opportunity for a first time buyer or those seeking an investment or buy to let flat. Well placed for excellent links to the city centre as well as some of Edinburgh's highly regarded Universities including Napier and Heriot Watt which are only a short distance from the property. Full gas central heating and double glazing ensures a comfortable and ambient living environment. A particular feature of this ground floor property is that it has its own private front garden which has been chipped for easy maintenance and a private parking space also located to the front of the building. The shared entrance stair is very well maintained and there is also a large shared rear garden mostly laid to lawn.

The accommodation comprises: Entrance vestibule. Hall with good storage. Living room with electric fire set in an attractive fire place surround, window to front with open view over development. Modern fitted kitchen with base and wall mounted units, electric oven, gas hob and cooker hood, automatic washing machine and fridge freezer, ample worktop space and window to rear with outlook over shared garden area. Good sized double bedroom with window to rear and modern built-in wardrobes with sliding doors and

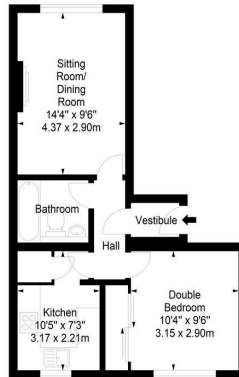
incorporating good hanging space, pull out drawers and shoe rack. Contemporary bathroom with white three piece suite with window to the side and wet wall panels. Private front garden. Shared rear garden. Private parking space.

Kirklands is situated just off Ladywell Avenue in the Corstorphine area of west Edinburgh and is well placed for a selection of excellent local amenities which are available on St Johns Road where there is a good variety of everyday shops, a bank, a post office and a number of coffee shops and restaurants. Located on Meadow Place Road there is also a large Tesco store and The Gyle Shopping Centre is close by and only a short distance away and offers a wider range of high street retail stores including Marks and Spencers, Morrisons and a large Boots the Chemist. Regular public transport services operate to and from the city centre and to surrounding areas as well as the Edinburgh Tram Line which has a stop nearby at Carrick Knowe. The Edinburgh's city by-pass is within easy reach offering ease of access to both East and West Lothian and Edinburgh Airport. The new Queensferry Crossing is just a short drive away and provides access to Fife and beyond. Corstorphine is well known for its lovely parks which include St Margarets Park which has tennis courts and Corstorphine Hill nature reserve is also within easy walking distance.

Kirklands, EH12 9BA



Approx. Gross Internal Area
424 Sq Ft - 39.39 Sq M
For identification only. Not to scale.
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Ground Floor

Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS

7a Dundas Street
Edinburgh EH3 6QG
Telephone: 0 131-225 4082
Fax: 0 131-556 2079
Email: property@satsolicitors.co.uk
www.satsolicitors.co.uk

