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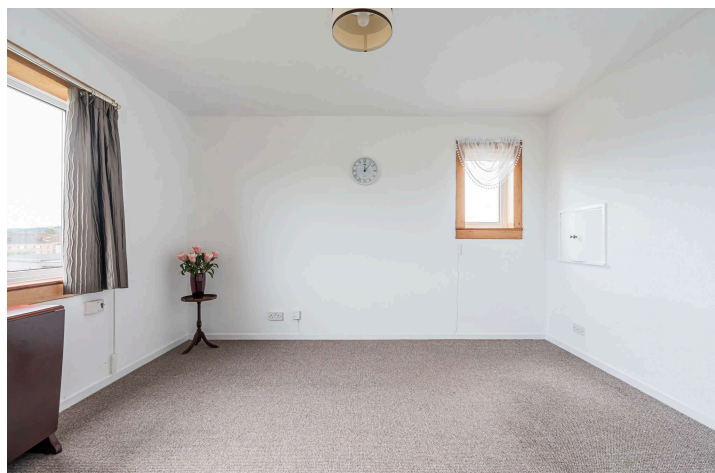
7g Forrester Park Drive
Edinburgh, EH12 9AY

Hall with excellent storage
Living room/dining room with superb open views
Kitchen
Three double bedrooms
Bathroom with instant shower
Gas central heating
Double glazing
Single garage
Shared rear garden area
EPC: D
Council tax band: B

7g Forrester Park Drive is an extremely attractive and freshly presented three bedroom top floor flat with a single garage and shared garden, situated in this much sought after private residential development and located in Corstorphine. This bright and spacious, well-proportioned property is in good order throughout and benefits from having gas central heating and double glazing which ensures a comfortable and ambient living environment. A particular feature of this delightful home are the beautiful panoramic views towards the Pentland Hills, Edinburgh Castle, Arthurs Seat and Corstorphine Hill. The property offers 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. A further advantage of the property is that it has a large single garage, situated close to the main entrance and a new garage door is scheduled to be fitted shortly. The shared gardens are well cared for and are mostly laid to lawn. Viewing is highly recommended.

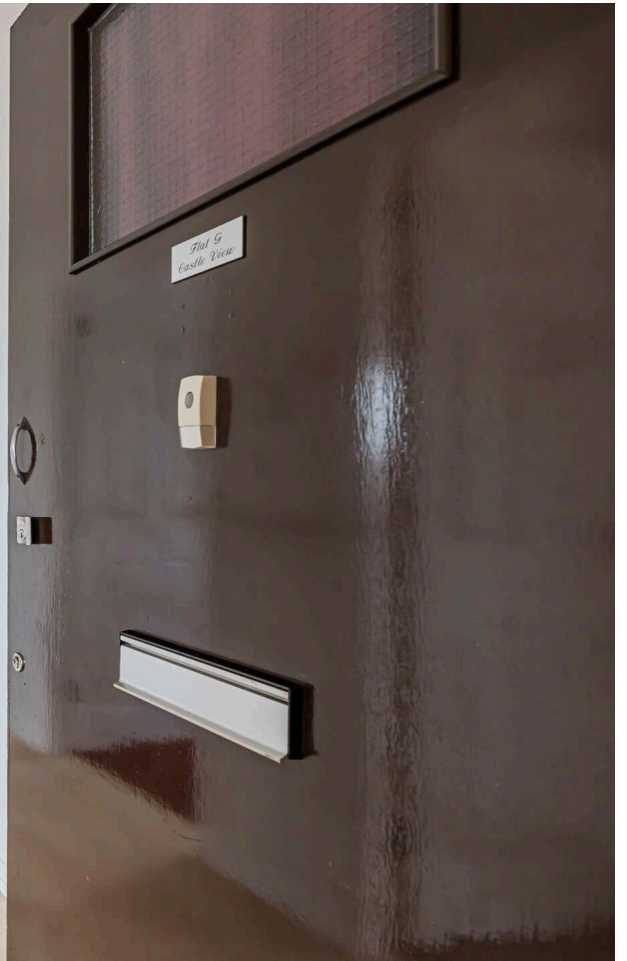
The spacious accommodation comprises: Hall with two deep storage cupboards and doors leading to all other main rooms. Living room/dining room with wide window to front and panoramic views over the rooftops towards Edinburgh Castle, Arthurs Seat and Corstorphine Hill. This spacious family room has a window to the side with views towards the Pentland Hills. Kitchen with windows to side and rear with open views, base and wall mounted units, electric cooker, fridge, freezer and automatic washing machine included. Bedroom to front with superb open views. Deep built in double wardrobes. Bedroom two with superb open views and built-in hanging cupboard. Bedroom three with window to the rear, deep walk-in storage cupboard with hanging rail and Combi boiler. Bathroom with three piece suite, instant shower over bath and window to the rear. Single garage with up and over door secured by padlock situated close to main entrance. (Anew garage door has been instructed and is scheduled to be fitted shortly).

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 Margaret's Park which has tennis courts and Corstorphine Hill nature reserve is also within easy walking distance. There are good schools within the local catchment at both primary and secondary levels.









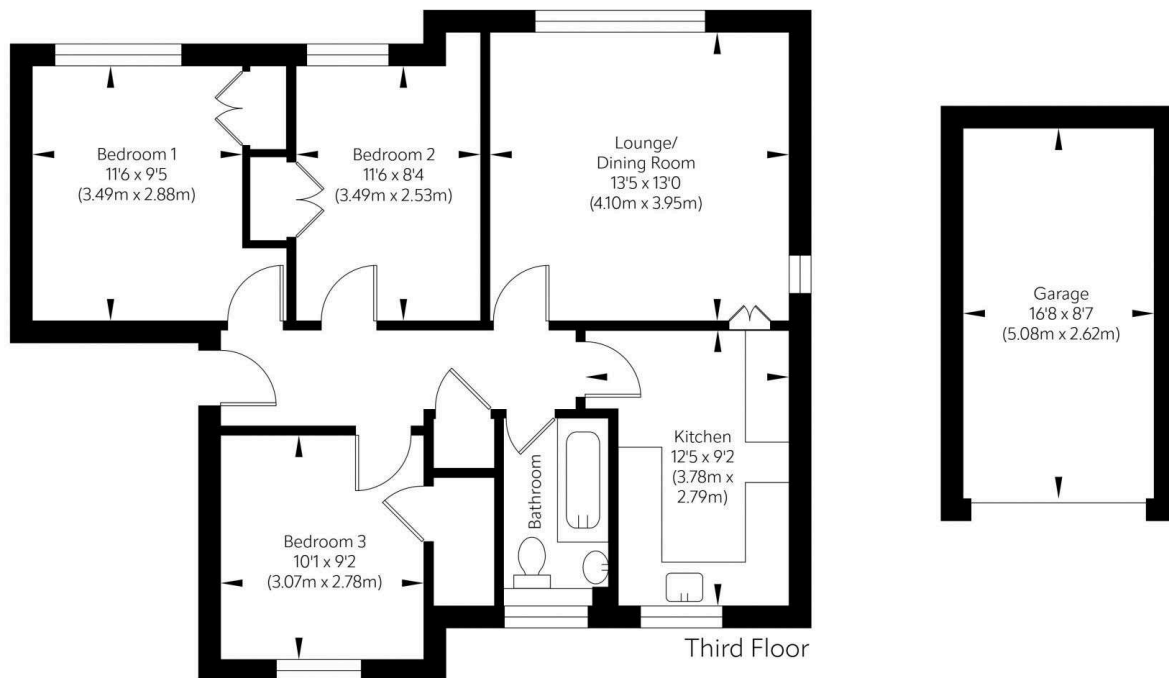








Approx. Gross Internal Floor Area 70.81 Sq M / 762 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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
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