

28A Forrester Park Ave

EDINBURGH, EH12 9AW



Spacious two-bed flat in Forrester Park Avenue with excellent potential to modernise



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McEwan Fraser Legal is delighted to present this two-bedroom flat, set within the popular residential area of Forrester Park. The property is well-maintained and in good order throughout, while also offering excellent scope for modernisation, making it an attractive opportunity for first-time buyers, downsizers or investors alike.

THE LIVING ROOM



The accommodation comprises a bright and spacious living room, a well-proportioned kitchen with ample storage and workspace, two comfortable double bedrooms, and a bathroom fitted with a three-piece suite.

THE KITCHEN





The flat also benefits from gas central heating and double glazing, ensuring warmth and efficiency all year round.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



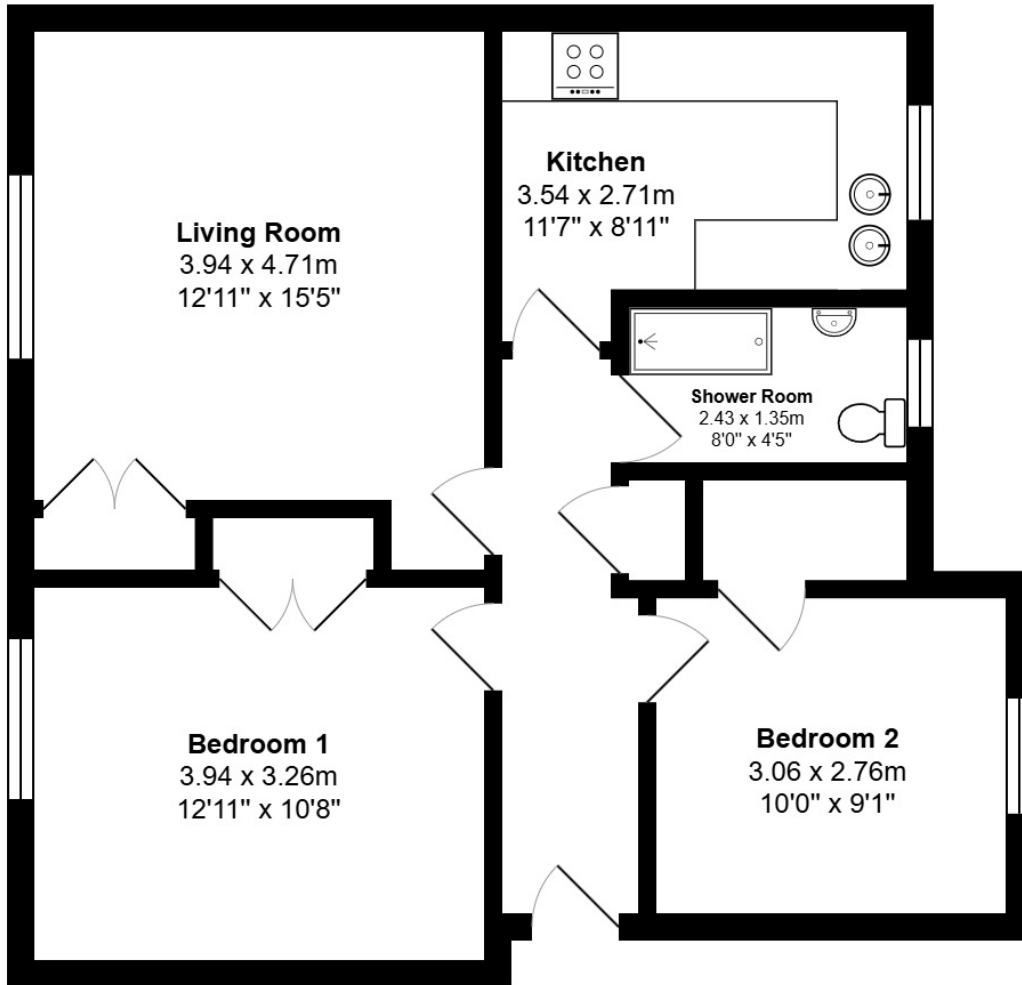
EXTERNALS



Externally, the property enjoys access to shared garden grounds, and on-street parking is readily available.

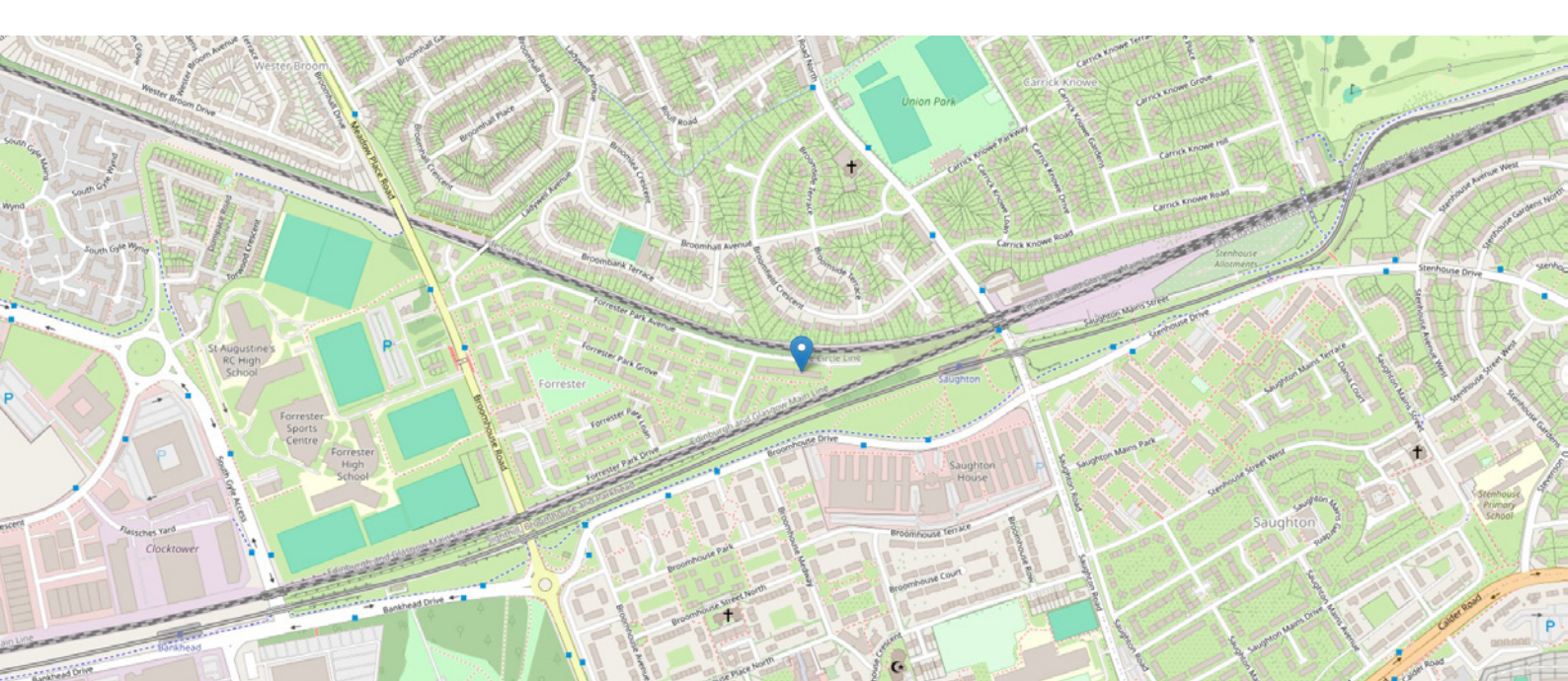
Situated in a quiet yet convenient location, residents benefit from nearby local amenities, schools, excellent transport links and easy access to Edinburgh City Bypass, the Gyle Shopping Centre and Edinburgh Airport. This flat presents a fantastic opportunity to create a stylish home tailored to personal taste, in a sought-after and well-connected location. Early viewing is recommended.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 60m² | EPC Rating: C



THE LOCATION

The area comprises a variety of substantial stone built properties of considerable presence and character, most of which date back to before the turn of the century. In addition to the richness of its architecture, Murrayfield has a welcoming family community. It is remarkably quiet and peaceful and from virtually every point of view, a most desirable location.





Despite its tranquillity, the area's central location provides excellent road networks and public transport links, most notably to Edinburgh airport and the city centre. The West End lies around two miles away, placing the city centre within walking distance. The area is popular with families thanks to its proximity to many schools such as St George's, Stewart's Melville, Mary Erskine, Edinburgh Academy and Fettes College. Murrayfield boasts two excellent golf courses, an active tennis club, the Ice Rink and Murrayfield Stadium.

Nearby Roseburn serves the area with local shops and Roseburn Park is a hub of leisure activity. The Water of Leith Walkway, Corstorphine Hill and the Edinburgh cycle network are all within close proximity. Another nearby district to the property is Corstorphine, providing local shopping, transport, educational and recreational facilities, including Edinburgh Zoo. Shopping can be found close by at Craighleith Retail Park and the Gyle Shopping Centre with its major high street outlets namely Marks and Spencer and Sainsbury's to name but a few and here you will find everything for all your monthly requirements.



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Part
Exchange
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