

# KILGOUR

PROPERTY



**53/4 Stuart Park, Edinburgh EH12 8YE**





- Lounge/Diner
- Kitchen
- Double Bedroom
- Bathroom
- Gas Central Heating
- Double Glazing
- Communal Garden/  
Drying Area
- Council Tax – Band B
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

## Description

A very well located first floor flat that is set in a popular residential estate close to amenities and very well placed for commuting. The property will require light modernisation and upgrading throughout.

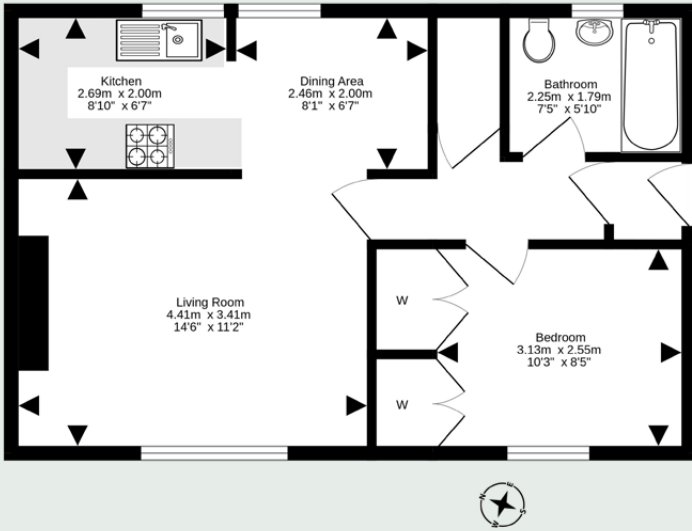
The property benefits from gas central heating and is double glazed.

Externally there is a well maintained communal garden/drying area and ample on street parking is on hand.

## Location

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, a Sainsbury's store, and a Scotmid. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, and tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a 7-minute drive away, with two tram stops within close proximity. The area is also served by regular day and night buses, frequent trains from the South Gyle train station, and excellent road links to the city centre, Glasgow, Fife, and to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessed.





Lounge	14'6 x 11'2	4.41 x 3.41m
Dining Area	8'1 x 6'7	2.46 x 2.00m
Kitchen	8'10 x 6'7	2.69 x 2.00m
Bedroom	10'3 x 8'5	3.13 x 2.55m
Bathroom	7'5 x 5'10	2.25 x 1.79m







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