

# KILGOUR

PROPERTY



**25/1 Ashwood Gait, Edinburgh, EH12 8PE**





Lounge  
Separate Kitchen/Diner  
2 Bedrooms (Master With En Suite)  
Bathroom  
Gas Central Heating  
Double Glazing

Secure Entry System  
Communal Gardens  
Residents Parking  
Factor Fee's - £110 per month at point of sale  
Council Tax - Band F  
EPC - Band B

Viewing by appointment through selling agent on 0131 273 5233

## Description

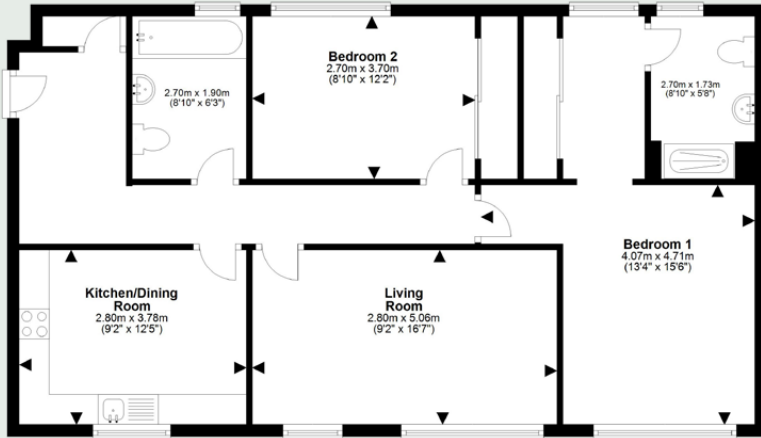
A beautifully presented ground floor apartment set within a sought after and popular residential development that is ideally placed to take advantage of good day to day amenities and is very well placed for the commuter.

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

Externally there are well maintained gardens and grounds and residents 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, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. St John's Road offers shops, restaurants, pubs, hair and beauty salons. The nearby Gyle Shopping Centre, Hermiston Retail Park and Craigeith Shopping Park provide a wider range of retailers. The property is within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll through woodland and offers lovely views over the city centre and to Fife. The area benefits from its own tennis, rugby, football and cricket clubs, as well as local golf courses. The David Lloyd Sports Centre, Drum Brae Leisure Centre and Leonardo Hotel provide the opportunity to swim, play team racquet sports and work out at the gym. Schooling is well presented from nursery to senior level. Major businesses at South Gyle, Edinburgh Park and Gogarburn are easily accessible. Edinburgh Airport is a 10-minute drive away. The area is served by regular day and night buses, frequent trains via South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.

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R  
C  
EPC BANDF  
COUNCIL TAX BAND

Lounge	16'7 x 9'2	5.06 x 2.80m
Kitchen/Diner	12'5 x 9'2	3.78 x 2.80m
Bedroom 1	15'6 x 13'4	4.71 x 4.07m
En Suite	8'10 x 5'8	2.70 x 1.73m
Bedroom 2	12'2 x 8'10	3.70 x 2.70m
Bathroom	8'10 x 6'3	2.70 x 1.90m







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95 Clerk Street, Loanhead,  
Midlothian EH20 9RE  
enquiries@kilgourproperty.co.uk  
**0131 273 5233**

[kilgourproperty.co.uk](http://kilgourproperty.co.uk)

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