



RALPH SAYER
SOLICITORS & ESTATE AGENTS

4c Forrester Park Drive

Corstorphine, Edinburgh EH12 9AB

4c Forrester Park Drive

Nestled in a quiet residential estate, this two-bedroom first floor flat, offers generously proportioned accommodation, and is close to schools and great local amenities. Beautifully presented, with stylish decor and ready to move-in to, the property is sure to appeal to a wealth of buyers and with easy access to the Gyle Business Park, RBS HQ at Gogarburn, and Edinburgh International Airport. Great transport links, also give quick access into the city, including the tram network and the Water of Leith cycle path network.

Extras: all fitted floor coverings, window fittings (except bed 2), and all kitchen appliances, will be included in the sale.

An annual fee of approximately £40 for grass cutting is organised by Residents

Property Summary

- First floor flat in popular Corstorphine
- Spacious lounge/diner
- Fitted kitchen
- Two double bedrooms
- Three-piece bathroom
- Gas central heating & double glazing
- Shared drying green to rear
- Unrestricted on-street parking & resident parking areas
- EPC Rating - C | Council Tax Band - B

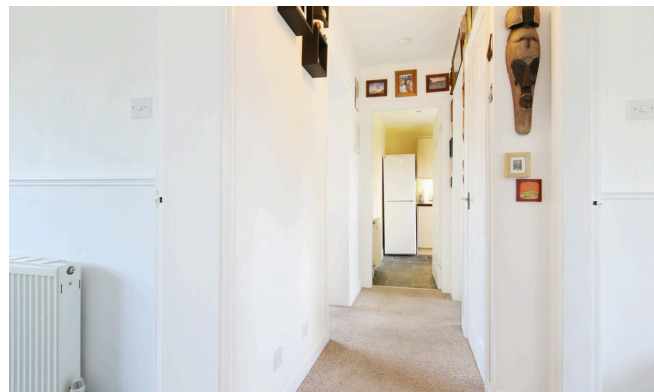
Home Report Value - £155,000







Spacious
two bedroom
flat in quiet
residential area





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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

First Floor
Approx. 67.1 sq. metres (722.1 sq. feet)



Location

Corstorphine is a highly regarded suburb, west of the city centre. St John's Road(A8) offers an extensive range of local amenities, bars and restaurants. Further shopping is provided at the nearby Gyle Shopping Centre and Hermiston Gait Retail Park.

Corstorphine Hill provides, great walks and leisure opportunities, along with Drumbrae Leisure Centre, which has a swimming pool and a David Lloyd Leisure Club, on Glasgow Road. For fun and education, Edinburgh Zoo is close by. Corstorphine is ideally situated, close to the commercial hub of the Gyle Business Park, RBS Gogarburn and Edinburgh International Airport. It also offers fast transport links to the M8,M9 and Forth Road Bridge.