



5/5 Maplewood Park
CORSTORPHINE | EDINBURGH | EH12 8WU


warners
solicitors & estate agents



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Viewing is essential to appreciate this superb sized and beautifully presented three bed first floor apartment forming part of an exclusive development incorporating parking for residents. Despite the quiet tucked away position, only a short journey away you'll find the fabulous Corstorphine amenities, the Gyle Centre, and great transport links.

This lovely property offers generous sized living space, a high spec finish and excellent storage facilities. The fashionably open plan public room falls naturally into areas for relaxation, dining/entertaining and cooking. Sleek cream units, an island unit and a range of appliances ensure the kitchen is well equipped and ready to use and there's also a handy utility room off. French doors lead out onto a balcony with space for seating, ideal for outdoor relaxation with a pleasant view up the street to grassed amenity ground. The principal bedroom is a large double benefiting from a walk-in wardrobe with light and an en-suite nicely fitted out with a large shower cubicle plumbed with mixer shower. The accommodation is completed by two further double bedrooms, each with a built-in wardrobe, and the main bathroom.

- On-trend open plan living/dining/kitchen
- Balcony
- Utility
- Principal bedroom with dressing room and en-suite
- Two further double bedrooms with built-in wardrobe space
- Bathroom
- Hall with deep store cupboard
- Gas central heating
- Double glazing
- Security entryphone system
- Lift
- Landscaped communal areas
- Residents car park
- Communal bike store

Factoring fee £90-£100 per month, paid quarterly

PRICE & VIEWING: Please refer to our website, www.warnerslp.com or call us on 0131 667 0232.



All integrated kitchen appliances and blinds are included in the sale, other items of furniture are available to purchase by separate negotiation with the seller

EPC Rating B

The popular residential area of Clerwood is located three miles west of Edinburgh City Centre. Good local shopping amenities can be found in the nearby locale of Corstorphine, including the impressive Gyle Shopping Centre, which hosts a Morrisons supermarket. Local shopping is also available at a large Tesco Extra on Meadow Place Road. For sport and recreation, residents have the fantastic Drum Brae Leisure Centre, which boasts a swimming pool, a gym and fitness studios, Murrayfield Stadium and Murrayfield Ice Rink, all only a short journey away. There is also a choice of prestigious golf clubs in nearby Barnton. Cramond, to the north, promises relaxing strolls along the beach and promenade towards Granton, or scenic walks along the River Almond. Locally, Corstorphine Hill offers pleasant woodland walks, whilst Edinburgh Zoo provides an informative day out filled with wild animals. The property falls within the catchment area for Fox Covert Primary and either Craigmount or St Augustine's RC High School. Clerwood is an ideal location for those working at The Gyle or Gogar, and is also well-served by public transport into the city centre. Commuters enjoy excellent links to Edinburgh City Bypass and the motorway network, as well as frequent train and tram services from Edinburgh Gateway. Edinburgh International Airport is also just a short distance away.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.