



7/1 Greenwood Close
CORSTORPHINE | EDINBURGH | EH12 8WS


warners
solicitors & estate agents



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Bright and spacious, beautifully presented, two-bedroom ground floor apartment occupying a prime position in a modern residential cul-de-sac with lovely open outlooks over green space to the front. This superb property forms part of a small modern factored apartment building of only six flats, benefitting from shared gardens and residents' private parking. The location of this property is ideal for the city dweller or young family with fantastic transport links and local amenities including schooling within walking distance. A stylish, ready to move in home boasting generously proportioned accommodation comprising -

- Beautifully presented
- Welcoming entrance hallway with storage and security entry phone
- Spacious living/ dining room
- Stylish fitted kitchen
- Double bedroom to the front with fitted wardrobes
- Further double bedroom to the rear
- Attractive bedroom with vanity sink unit and mains shower over bath
- Gas central heating and double glazing
- Shared landscaped gardens
- Residents' private parking

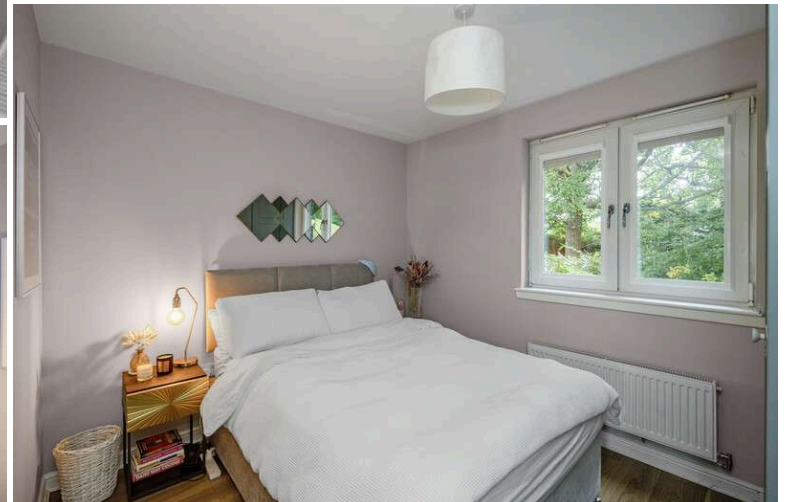
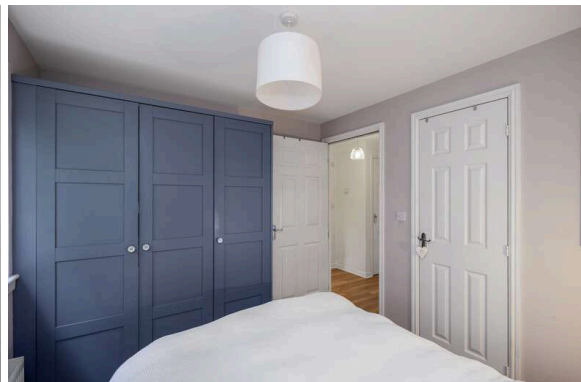
All curtains, blinds and kitchen appliances will be included.

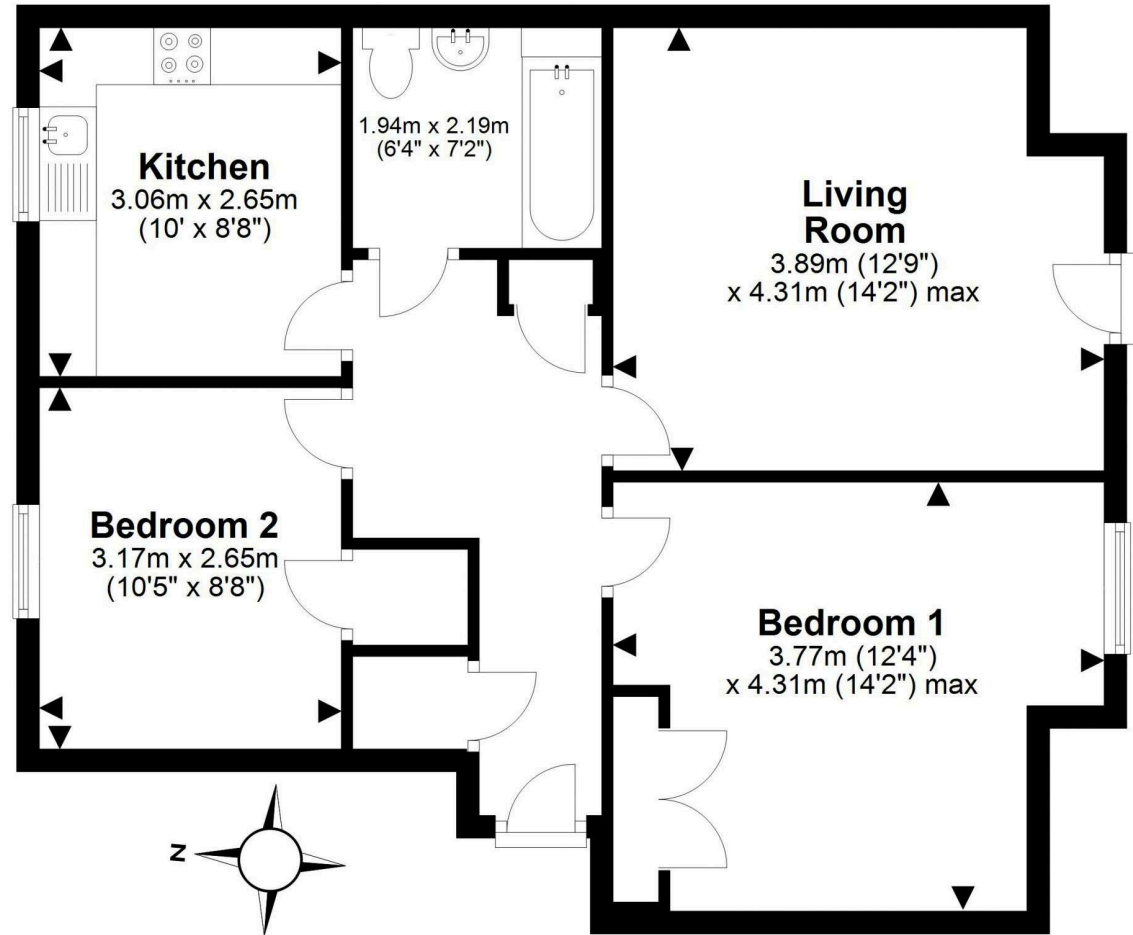
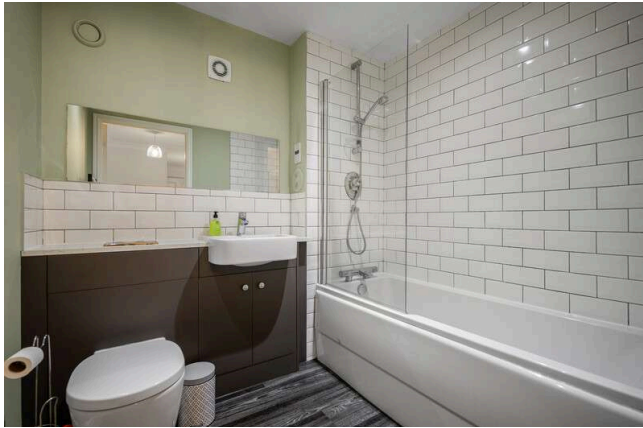
EPC Rating C. Factor fee £280 per quarter.

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



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. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. 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, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. 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 the South.





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.