



13F Forrester Park Drive
CORSTORPHINE | EDINBURGH | EH12 9AX


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An exciting opportunity has arisen to purchase this beautifully presented, two-bedroom top floor flat with stunning views of the Pentlands in the popular residential area of Corstorphine to the west of Edinburgh's city centre. This beautiful property will be of immense appeal to first-time buyers and investors alike and is offered to the market in move-in condition. The spacious living room is of a good size letting in plenty of natural light with space for dining, and the modern kitchen is well appointed and offers plenty of built-in storage space. The Kitchen currently includes electric hob and oven, fridge/freezer, breakfast bar, tumble dryer and washing machine. The two bedrooms are both good size and have built in storage and a contemporary bathroom completes the accommodation with shower over the bath. The property also benefits from a shared garden, a partially floored attic, electric panel heating and ample parking and storage. Early viewing is highly recommended.

- Two-bedroom top floor flat with stunning views
- Living room with space for dining
- Fully fitted Kitchen
- Two Bedrooms with built in storage
- Modern Bathroom
- Entrance hallway
- Electric panel heating and a partially floored Attic
- Ample parking and storage

EPC Rating E

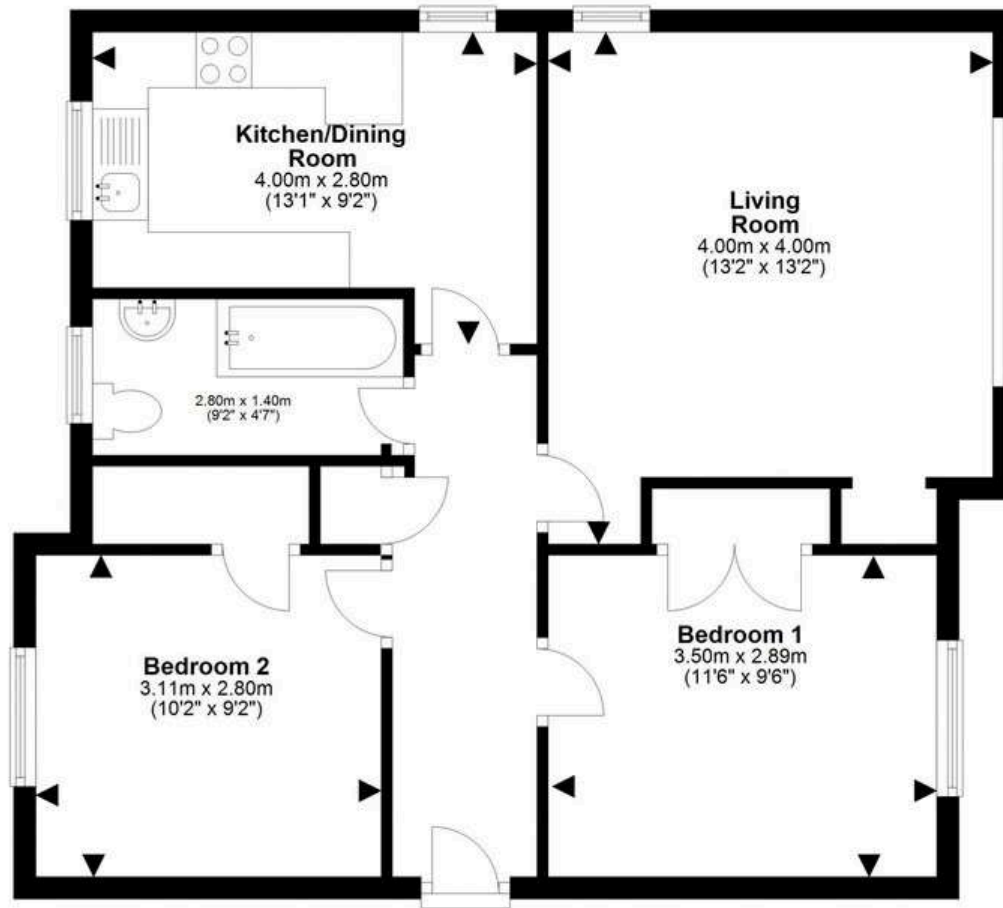
Extras include all curtains and blinds, fridge freezer, dishwasher, washing machine, tumble dryer, hob, oven and a fold down table with 4 chairs.

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



Corstorphine is a very 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 is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket, Sainsbury's and 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, 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.