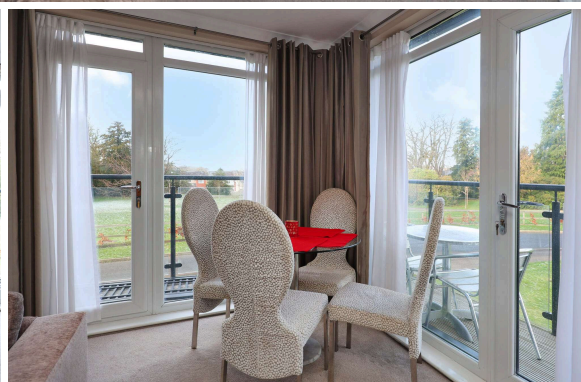




23/1 Ashwood Gait  
CORSTORPHINE | EDINBURGH | EH12 8PE

  
**warners**  
solicitors & estate agents



## 23/1 Ashwood Gait

CORSTORPHINE | EDINBURGH | EH12 8PE

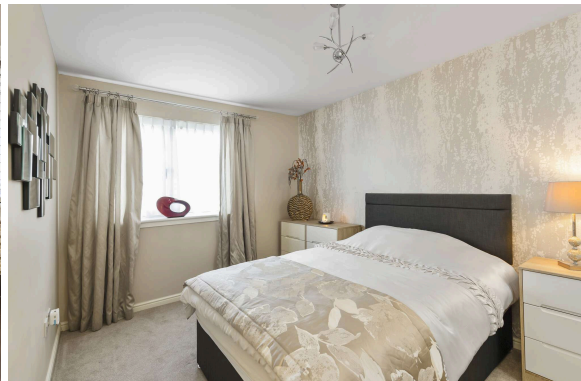
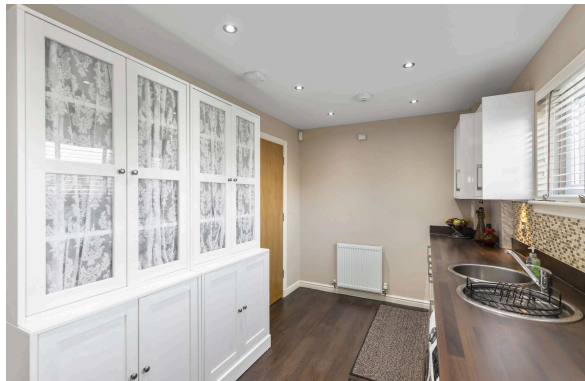
Stunning, true walk-in condition elevated ground floor apartment with a wonderful west facing outlook from the wraparound balcony. The property boasts a quiet, tucked away position only a short journey from the excellent amenities in Corstorphine and at the Gyle Shopping Centre, whilst good transport links ensure the city centre is very accessible.

This beautifully presented property is well worth viewing to appreciate the high spec finish throughout, including stylish neutral tone decor and flooring. Of particular note is the generous size of the public room, an ideal place to relax or entertain, which features twin French doors leading out to the corner balcony, with space for sitting out and enclosed by glass panels to ensure the best view across communal parkland directly opposite. The kitchen has been attractively fitted out with a range of white gloss units, mosaic tiled splash-backs and a range of appliances included in the sale. There are two double sized bedrooms, both with built-in wardrobe space, an en-suite with large cubicle off the main bedroom, and the bathroom. Access to the secure communal door of the block is through the ventry from the road, where you'll also find car parking bays for use by the residents.

- Large living/dining room with French doors
- Wraparound balcony with a most pleasant view
- Fully equipped breakfasting kitchen in white gloss finish
- Principal bedroom served by en-suite shower-room
- Second double bedroom
- Built-in wardrobe in each bedroom
- Bathroom
- Entrance hall with cupboard space
- Gas central heating
- Double glazing
- Security entryphone system
- Residents car park
- Landscaped communal grounds
- Factored development

Factoring fee: approximately £100 per month, which covers general maintenance of the property

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

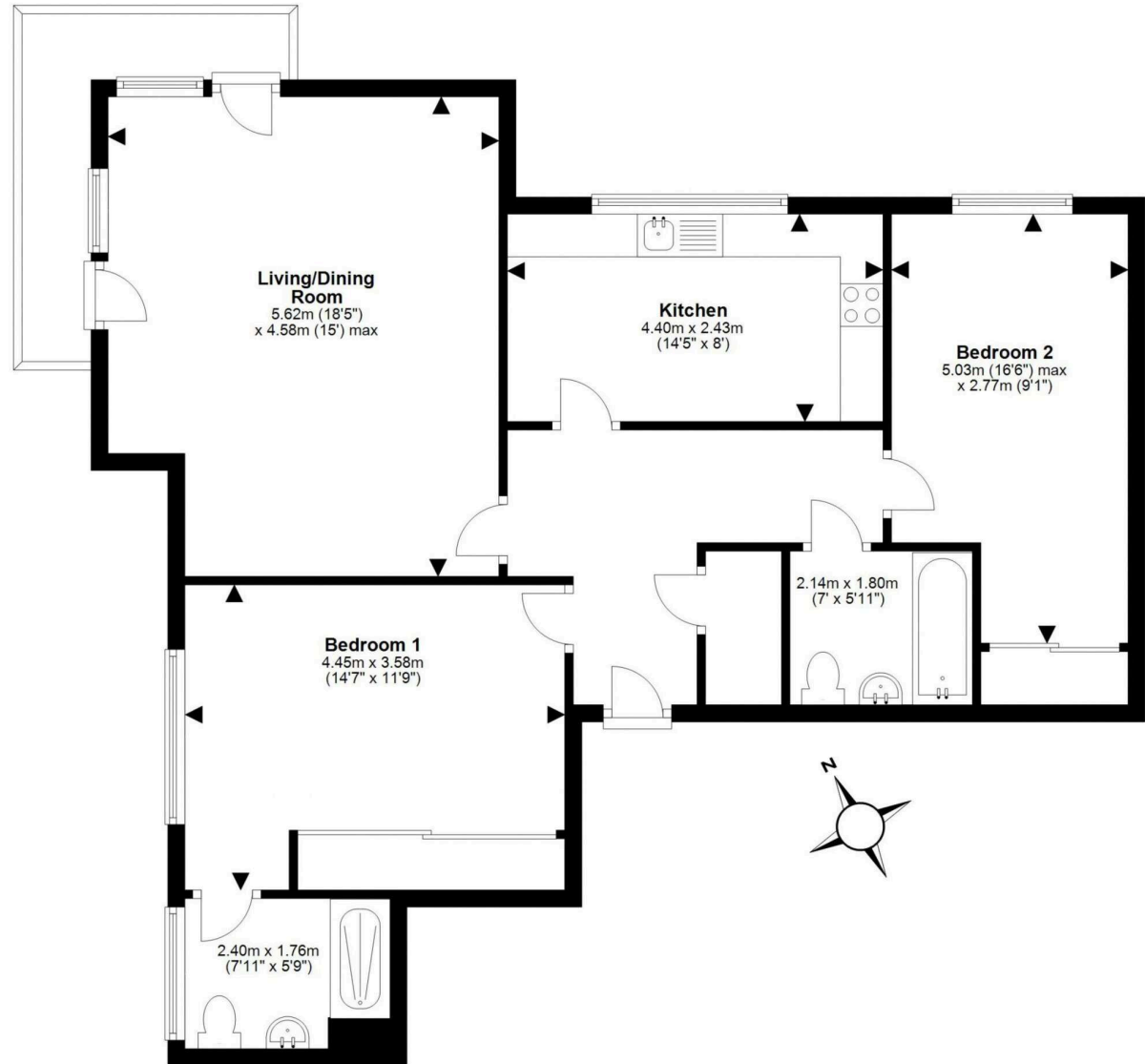


All integrated kitchen appliances, blinds in the kitchen and the En-suite are included in the sale

EPC Rating B

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. 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.