



13/3 Stuart Park  
CORSTORPHINE | EDINBURGH | EH12 8YD

  
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Well presented first floor flat forming part of an established modern development within a residential area that will appeal to a number of buyers, close to excellent local amenities and well placed for commuting. This lovely home comprises; entrance hallway, light and airy dual aspect living/dining room semi open plan to dining kitchen with windows to front and rear providing excellent natural light and pleasant rear views over the common green to hills. The kitchen is fitted with floor and wall units with integrated, and space for, appliances and the double bedroom is bright with fitted wardrobes. The contemporary bathroom with electric shower over bath and vanity sink unit completes the accommodation. Further benefits include gas central heating, double glazing, fantastic built in storage and shared drying green. Ample residents' street parking is available within the area.

- Well presented first floor flat
- Semi open plan dual aspect kitchen/dining/living room
- Fitted kitchen
- Pleasant rear views over the communal green to hills
- Double bedroom with fitted wardrobes
- Contemporary bathroom with electric shower over bath
- Gas central heating and double glazing
- Fantastic storage options
- Security phone entry system
- Ample residents' and on street parking

The washer/dryer, dishwasher fridge, all curtains and blinds will be included in the sale. EPC Rating C. Council Tax band B.

Annual fee of £180 for upkeep of grounds.

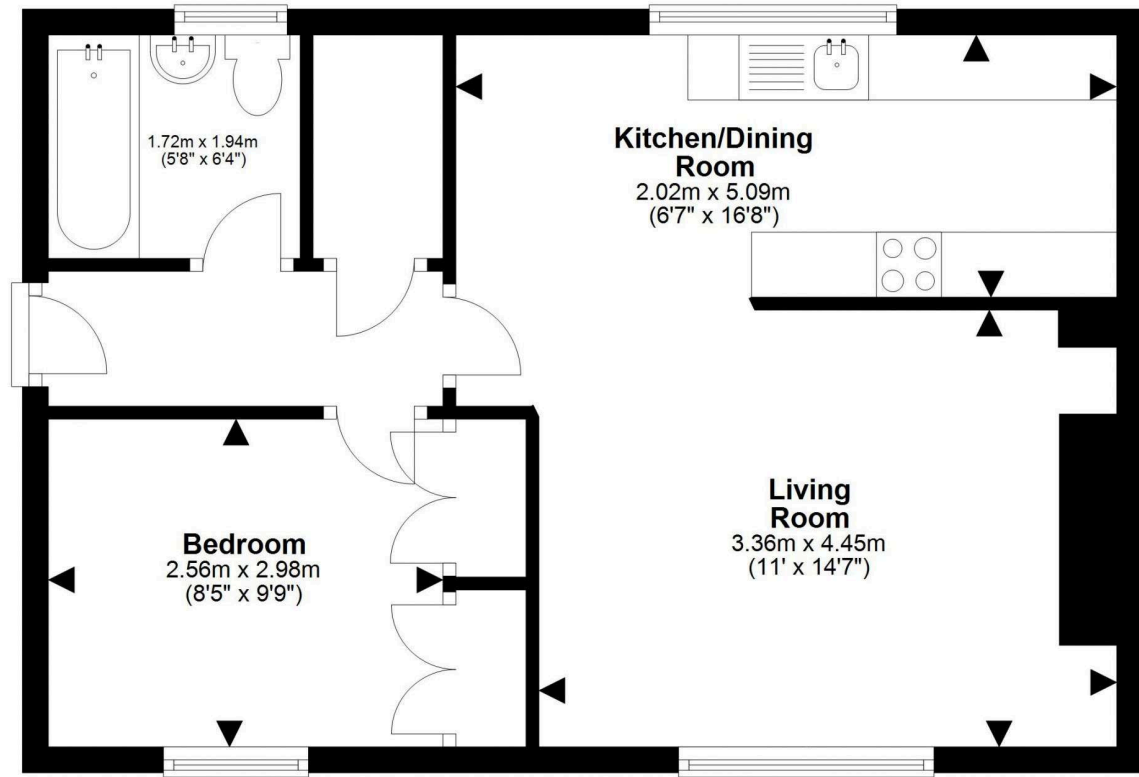
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





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.