



69A Ladywell Avenue  
CORSTORPHINE | EDINBURGH | EH12 7LL

  
**warners**  
solicitors & estate agents





## 69A Ladywell Avenue

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Warners are delighted to present this superb main door upper apartment located in an established residential area of Corstorphine, within easy reach of all amenities and city centre attractions. This beautiful property is offered to the market in true move-in condition. It boasts a stylish contemporary interior, with a number of very pleasing features. The open-plan living/dining/kitchen allows for an abundance of natural light natural light via front facing windows and is fitted with modern units and a range of integrated appliances, the entrance hallway boasts a utility cupboard plumbed for a washing machine. The spacious principal bedroom has good integrated storage and an en-suite shower room and the second bedroom is also a generous double with fitted wardrobes. The main bathroom completes the accommodation with a mains shower over bath with vanity sink unit. The property further benefits from an externally shared garden, private parking, and a private locked external store.

- Generous entrance hallway
- Contemporary open-plan living/dining kitchen area
- Principal bedroom with good integrated storage and en-suite shower room
- Further generous double bedroom with built in wardrobe
- Utility cupboard
- Main bathroom with mains shower over bath
- Electric wet central heating and double glazing
- Private parking
- Shared garden
- External locked store

EPC Rating C

Council Tax Band E

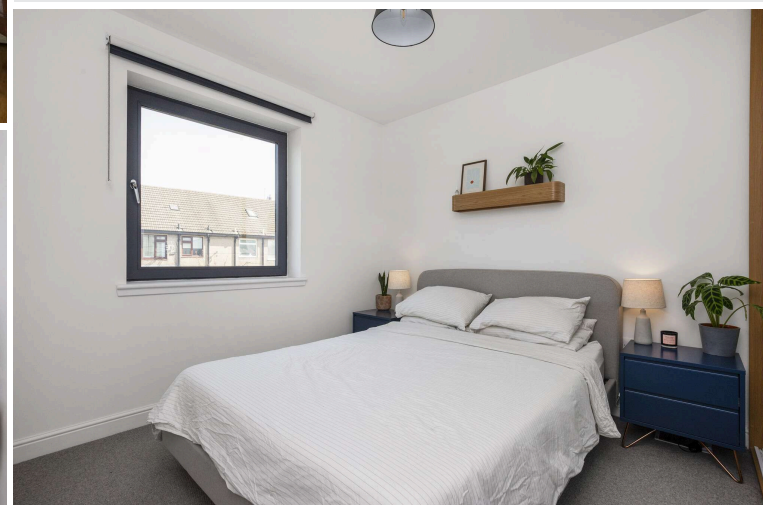
Factor Fees: Hacking Paterson : Approximately £170 per quarter.

Extras include blinds, washing machine, dishwasher and fridge/freezer.

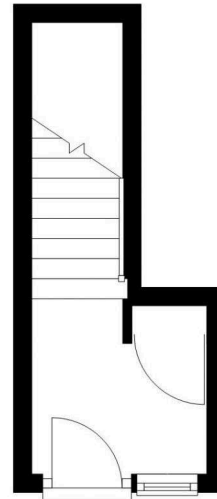
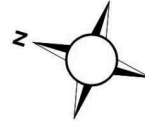
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



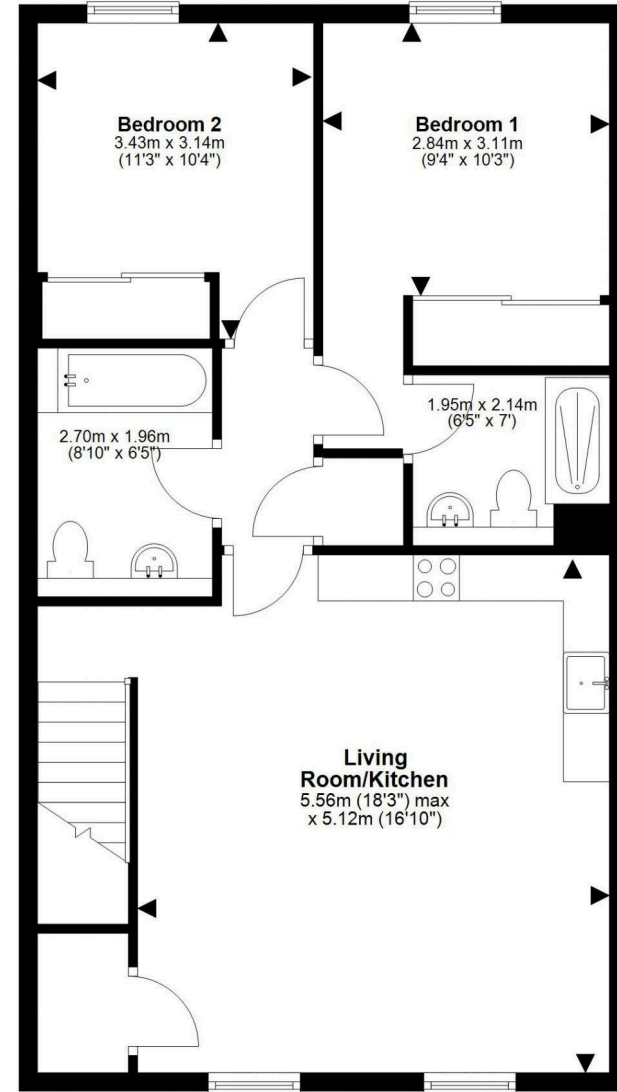
Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. 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.







**Ground Floor**



**First Floor**

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