



13/11 Birchwood View
CORSTORPHINE | EDINBURGH | EH12 8QB



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A great opportunity to purchase a one quarter share in this fantastic, dual aspect, modern three bedroom second floor apartment, occupying a prime position within an exclusive modern development close to Corstorphine with good local amenities and transfer links. The property has been tastefully styled and finished to a high standard throughout to form a ready to walk-in home. The property offers spacious and bright accommodation and boasts simply stunning open views in addition to gas central heating and double glazing, and externally well maintained communal gardens, private residents' car parking and bike storage.

- Quarter Share within in a factored building
- Entrance hall with security entry phone and fantastic storage
- Dual aspect living/dining/kitchen with Juliet balcony
- Spacious dual aspect bedroom with integrated storage
- Further two bedrooms, one with integrated storage
- Bathroom with mains shower over bath
- Gas central heating
- Double glazing
- Well maintained communal gardens
- Private residents' car parking & bike storage

Energy Rating B. Council Tax band E.

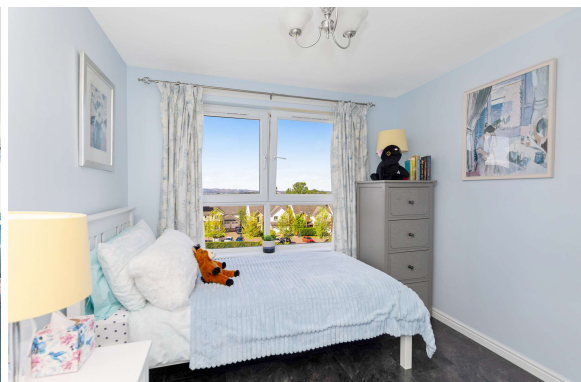
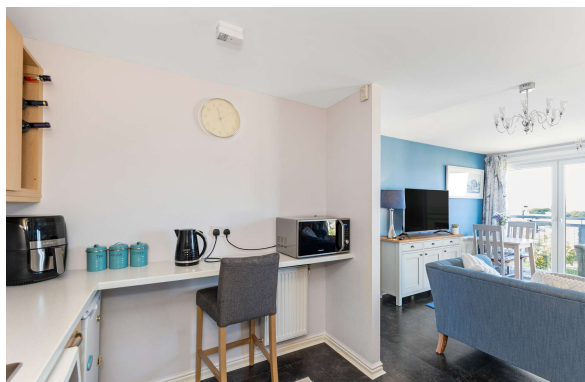
Included in the sale will be the hob, oven and extractor fan.

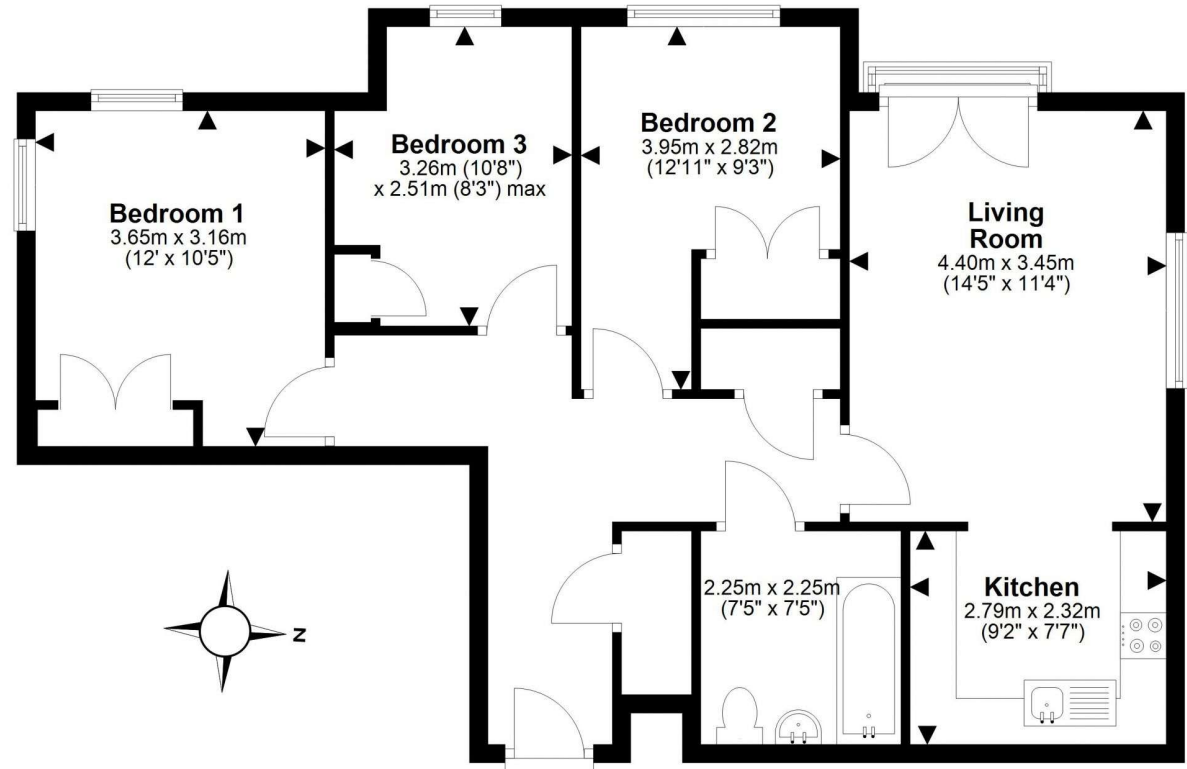
The remaining 75% share of the property is owned by Dunedin Canmore Housing Association. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the association. At the time of writing, a monthly occupancy payment of £417.63 is payable to the association, which includes the factoring fee.

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.





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.