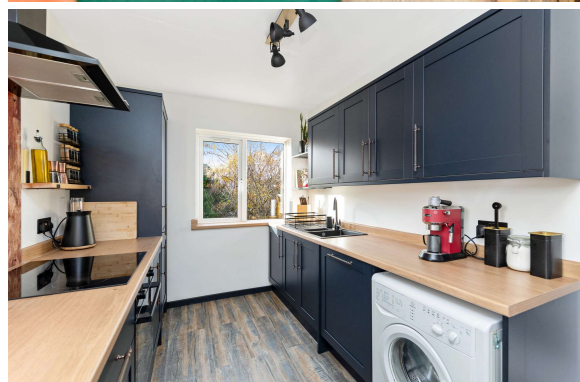




7E Forrester Park Grove,
CORSTORPHINE | EDINBURGH | EH12 9AL


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7E Forrester Park Grove, CORSTORPHINE | EDINBURGH | EH12 9AL

Beautifully presented, two-bedroom top floor flat with garage in the popular residential area of Corstorphine to the west of Edinburgh's city centre. This fully refurbished property will be of immense appeal to first-time buyers, down sizers, and investors alike and is offered to the market in true move-in condition.

The spacious dual aspect living room is of a good size and allows an abundance of natural light with space for dining, and the dual aspect modern kitchen is well appointed and offers plenty of floor and wall units with integrated oven, hob and extractor fan as well as space for appliances. The two bedrooms are both good sized double bedrooms with built in storage, a contemporary bathroom completes the accommodation with an electric shower over the bath. The property also benefits from gas central heating, double glazing, and externally a communal garden, single garage and ample parking.

- Refurbished top floor flat in popular residential area
- Entrance hallway with storage
- Dual aspect living/dining room
- Two double bedrooms, one with integrated storage
- Modern kitchen with integrated and space for appliances
- Contemporary bathroom with electric shower over bath
- Gas central heating and double glazing
- Single garage
- Ample parking

Energy Rating D, Council Tax B

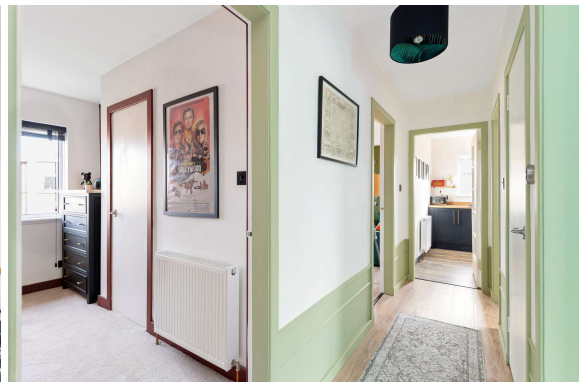
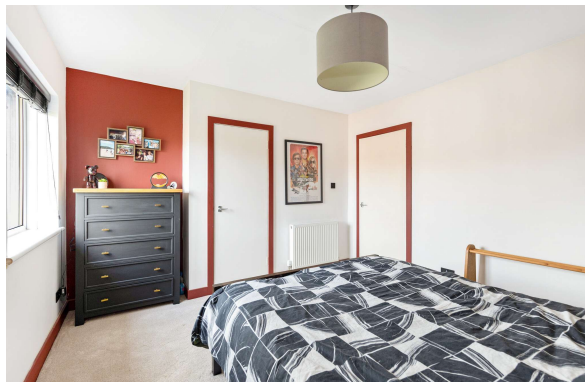
All fixtures, fittings, kitchen appliances, tv unit, blinds, lamps and chest of drawers are included in the sale.

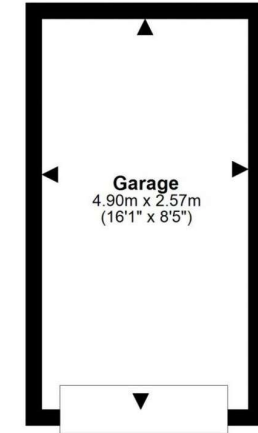
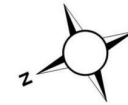
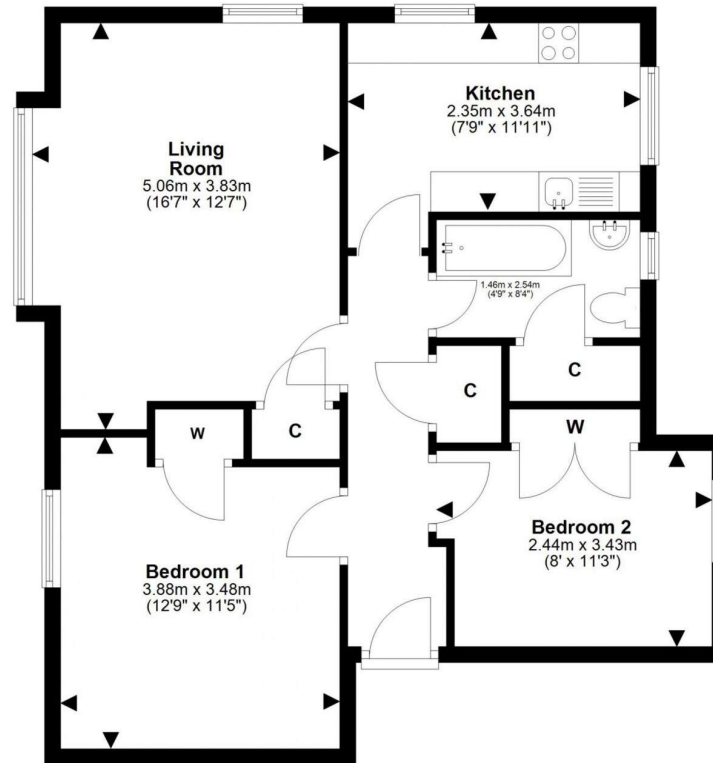
The couch may be available through separate negotiation.

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.

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