



3f Forrester Park Loan, Edinburgh, EH12 9AZ

Description

Bright and spacious two-bedroom top floor flat which has been recently redecorated throughout. It benefits from UPVC double glazing, gas central heating with a modern combi boiler and would make an ideal purchase for a first time buyer. The location is perfect for commuting to the City Centre and the Gyle area, given the short walk to the tram. It has a pleasant open outlook and views of The Pentland Hills.

The accommodation comprises:

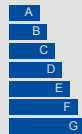
- Entrance hall with storage cupboard and hatch to the loft which provides additional storage
- Two good sized double bedrooms with built-in wardrobes
- The bathroom is partially tiled and fitted with a bath with electric shower over, wash basin and WC
- Spacious rear facing sitting/dining room with large windows with views of The Pentland Hills
- Fitted kitchen with a range of beech wood effect units, laminate worktops with stainless steel sink and appliances including gas cooker, washing machine and fridge freezer



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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Location

Forrester Park Loan is a quiet residential street situated between Corstorphine and South Gyle, approximately four miles west of Edinburgh City Centre. Corstorphine has a wide range of shopping, banking and post office facilities which provide for everyday needs and there is a large Tesco on Meadow Place Road. Further shopping facilities include the Gyle shopping centre and Hermiston Gait retail park, both of which are only a short drive from the property. Regular public transport provides easy access to the city centre and surrounding areas including bus and tram services and South Gyle railway station is also close by. It is well placed for quick access to Edinburgh City Bypass and the Motorway network. Primary and secondary schooling are available locally.

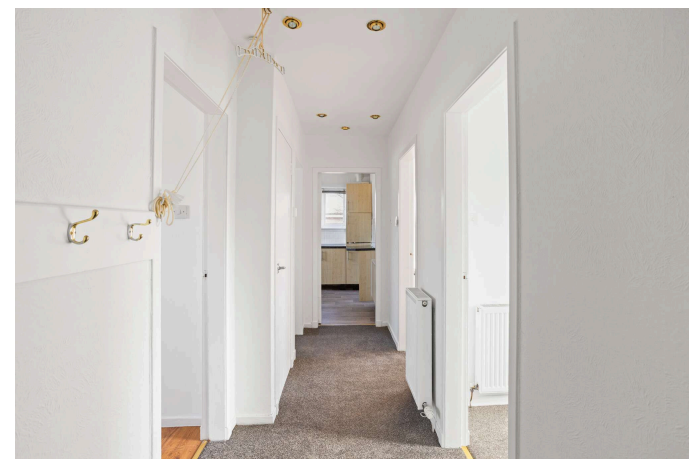
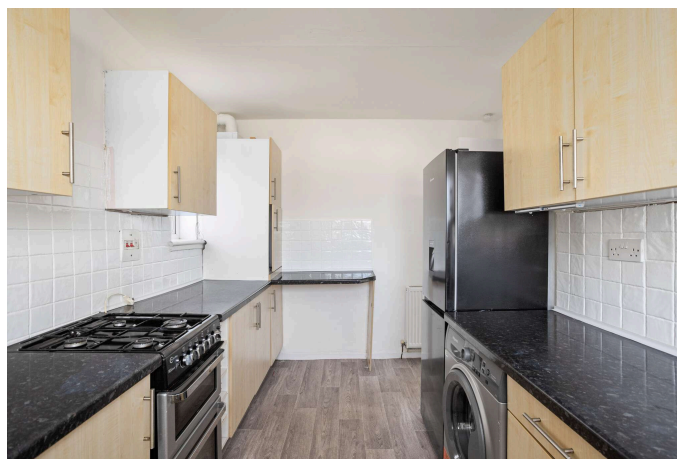
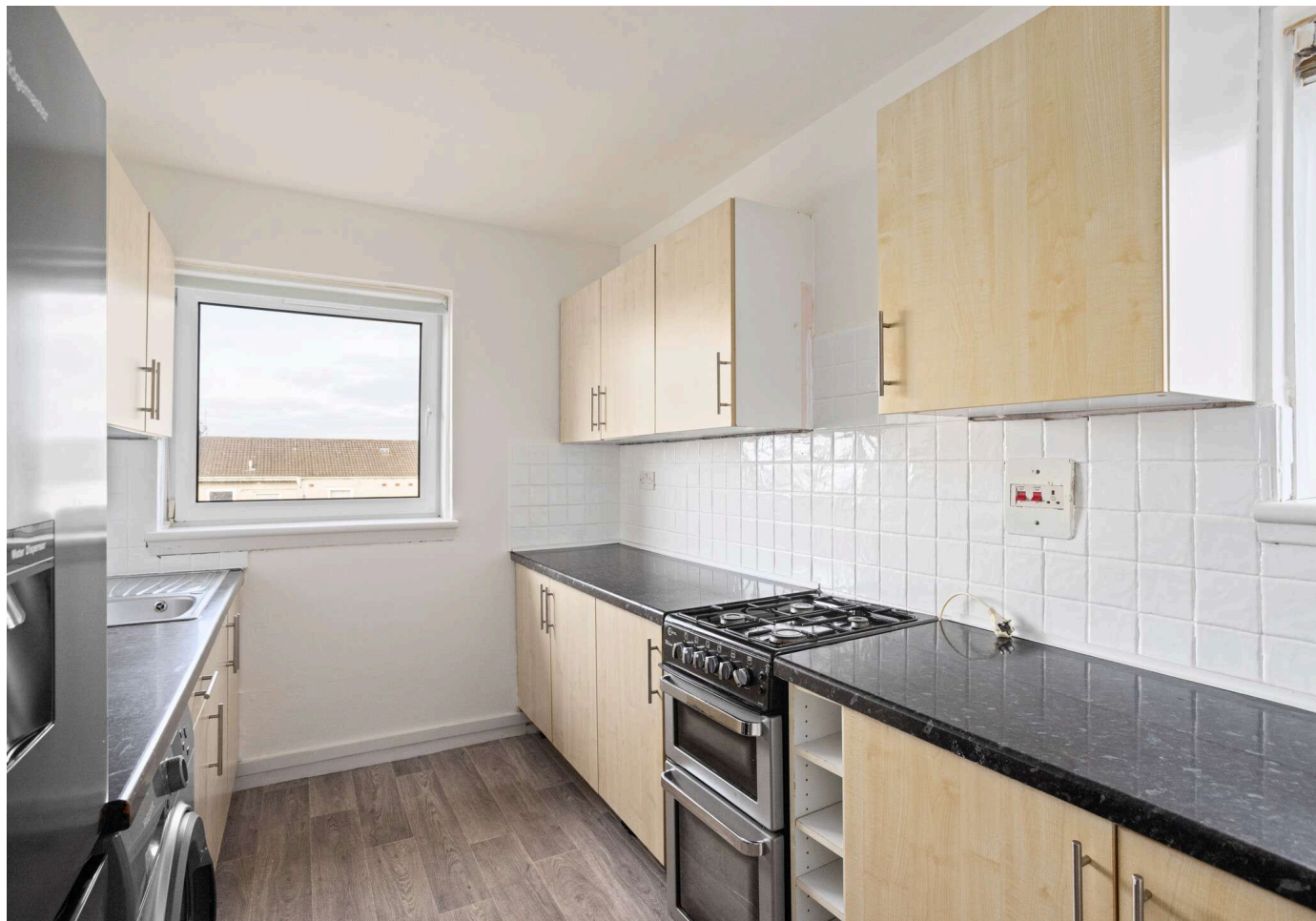
Outside and Gardens

There are well maintained shared gardens including a shared drying green. There is unrestricted parking available on street.

Extras

The fixed floor coverings, light fittings and kitchen appliances are to be included in the sale. As the property forms part of an executry estate, the standard warranty for the appliances is excluded.

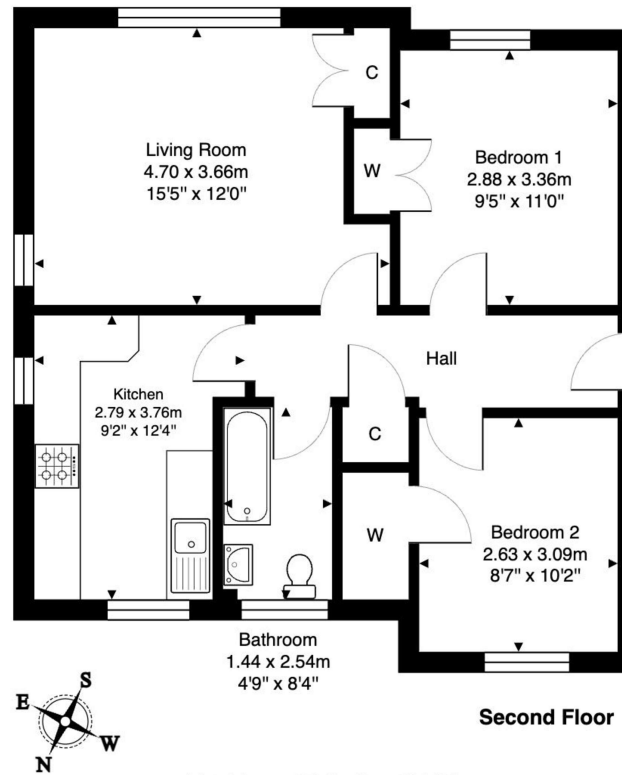
Council tax - Band B







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Total Area: 59.3 m² ... 638 ft²

All measurements are approximate and for display purposes only.

DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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