

COULTERS[©]

1/44 LADYWELL AVENUE

CORSTORPHINE, EDINBURGH, EH12 7LG

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Quietly positioned on the second floor of a well-maintained retirement development in Corstorphine, this bright and welcoming one-bedroom flat offers secure and comfortable living just moments from St Margaret's Park and the amenities of St John's Road. With a lovely south facing aspect and views to the Pentlands, the accommodation which has recently been redecorated includes a spacious living room, modern kitchen (refitted in the past year), and a double bedroom with built-in storage.

The development is managed by Myreside Management and is available to purchasers aged 60 or over. A friendly on-site House Manager and 24-hour careline system ensure peace of mind. Additional features include lift access, resident and visitor parking, two communal social areas and two guest bedrooms for visiting friends and family.

KEY FEATURES



Well-presented retirement flat.



Fitted with almost brand new kitchen.



Residents' car park.



24-hour Careline System.



Secure entry system and lift to all floors.



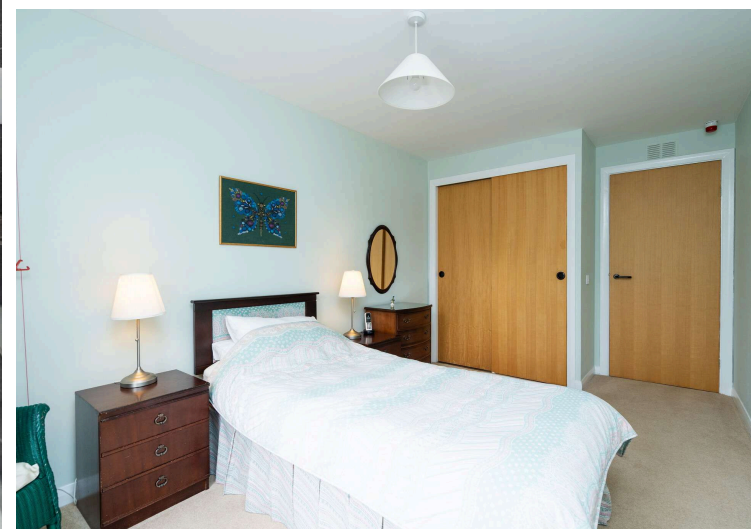
Short walk to Corstorphine high street & buses.



EPC Rating - C



Council Tax Band - C



Additional features include lift access, resident and visitor parking, and two guest bedrooms for visiting friends and family.

A calendar of social events and activities, including coffee mornings, library visits, and organised trips to Craigleith, is available to all residents.

Electric heating and double glazing are fitted throughout.

The management costs are approximately £170 per month and a deposit of £600 is required. An informal interview with Myreside Management will be required prior to purchase. Further information regarding purchase requirements are available upon request.



COULTERS®

THE LOCAL AREA

Corstorphine is a popular area, four miles west of Edinburgh's City Centre. A former village, today it is a bustling district with an array of leisure and retail amenities and green spaces. St John's Road features independent retailers, cafés, pubs, and restaurants. Superb recreational activities are available at the nearby Carrick Knowe and Ravelston Golf Clubs, Drumbrae Leisure Centre, and the David Lloyd Health Club which boasts indoor and outdoor pools, tennis courts, and fitness classes. Enjoy peaceful walks at St Margaret's Park and Corstorphine Hill or visit the worldrenowned Edinburgh Zoo and Murrayfield Stadium home of Scottish Rugby and a popular concert venue. Larger shopping requirements are met by a Tesco Superstore just under a five minute drive, and The Gyle Shopping Centre which houses a Marks and Spencer and a Morrisons. Close to bus and tram links providing swift links to Edinburgh International Airport, Haymarket Train Station, and the City Centre it is also well-placed for the Scottish motorway network and the City Bypass.

EXTRAS

All fixtures and fittings, including; integrated appliances, blinds, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.

HOME REPORT VALUATION: £170,000



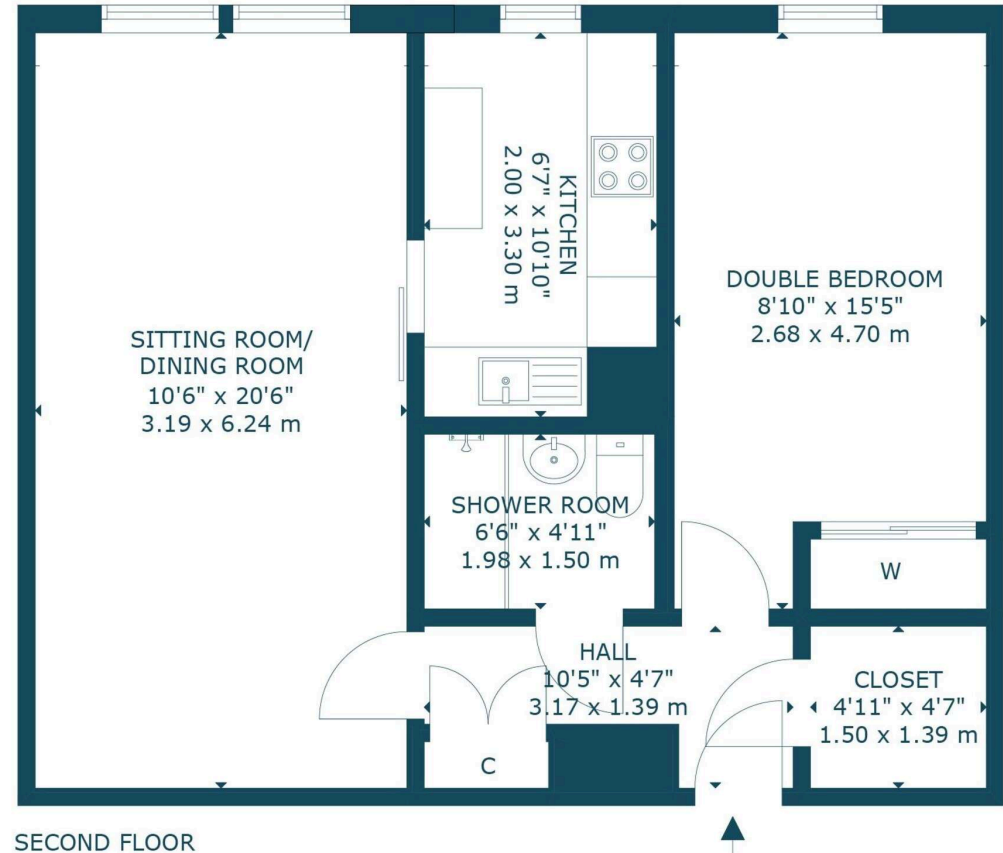
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1/44 LADYWELL AVENUE, EDINBURGH, EH12 7LG
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 571 SQ FT / 53 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.