

COULTERS[©]

FLAT 8, 1 ASHWOOD GAIT

CORSTORPHINE, EDINBURGH, EH12 8PE

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Flat 8, 1 Ashwood Gait is an extremely impressive, immaculately presented two-bedroom flat, with beautiful views across the rooftops to the Pentland Hills. The apartment is tastefully decorated creating sophisticated, desirable contemporary spaces filled with natural light.

The beautiful sitting room offers a comfortable space in which to relax, with soft fitted carpet under foot and a Paris style balcony looking up to Corstorphine Hill. There is ample space for a dining table and chairs.

KEY FEATURES



Stylish, immaculately presented second floor flat.



Two beautiful double bedrooms with fitted wardrobes.



Well maintained communal grounds.



Allocated parking space along with unrestricted on street parking.



Excellent local amenities nearby including Craighleith and the Gyle Shopping Centres.



Located near the green, open spaces of Corstorphine Hill.



EPC Rating - B



Council Tax Band - E



The kitchen is fitted with a series of wall and base mounted cabinetry and integrated appliances comprising a gas hob, electric oven, extractor hood, dishwasher, washing machine and fridge/freezer. The two delightful double bedrooms both have fitted wardrobes and more fitted carpets. In the hall there is an additional storage cupboard. The sleek, stylish bathroom with a bath, separate shower cubicle, WC, wash hand basin and heated towel rail completes the internal accommodation.

Heating and hot water is provided by gas central heating and there is double glazing. Externally, there are communal landscaped grounds and the flat has an allocated parking space. Additional unrestricted parking is available on the street outside.



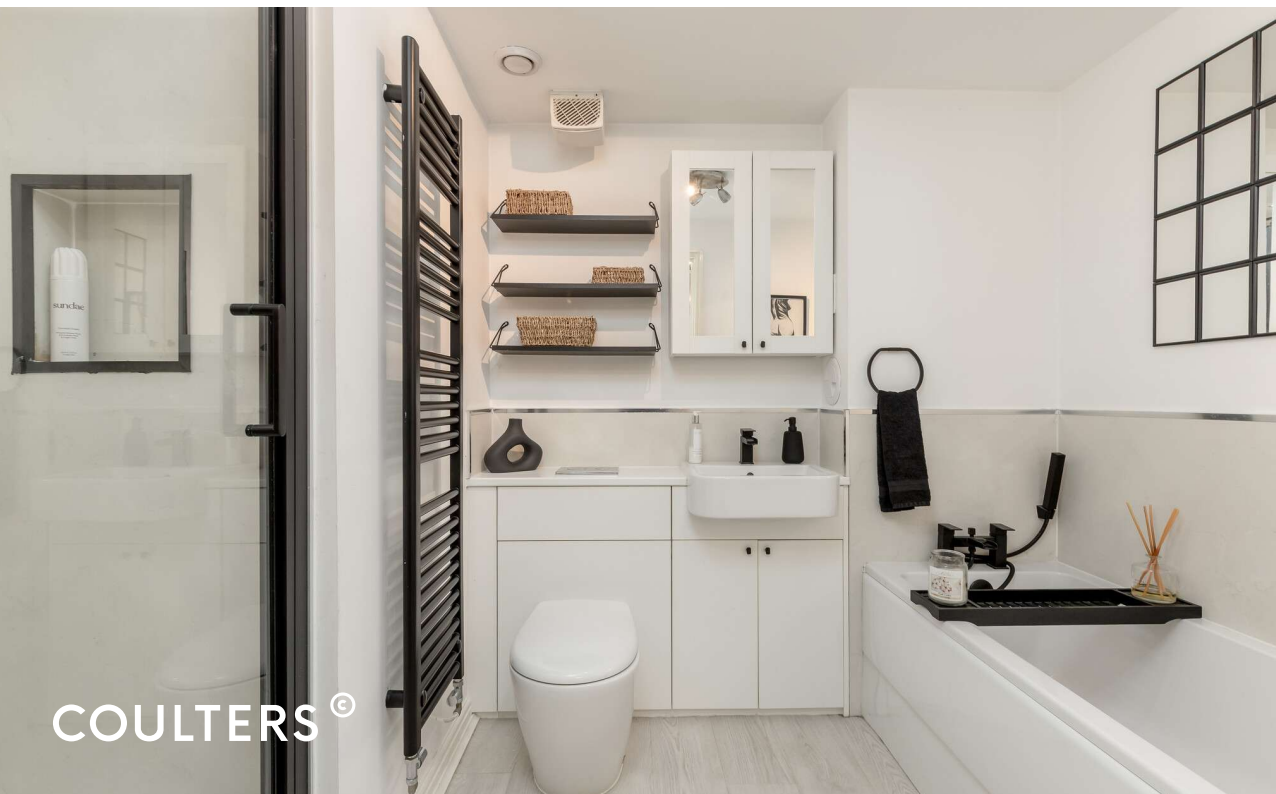


THE LOCAL AREA

Corstorphine is a popular residential area located to the west of Edinburgh city centre. It is known for its excellent transport links, variety of amenities and wide range of housing options, making it a popular choice for families, professionals and retirees.

The area is serviced by numerous bus routes that connect it to the city centre, as well as Edinburgh Airport and the tram network, making it an ideal location for those who need to commute to work or travel frequently. For drivers, the area is located close to major road networks such as the M8, M9 and City Bypass, enabling easy access to destinations beyond the city.

Corstorphine also offers a wide range of amenities including supermarkets, independent shops, pubs and restaurants and recreational facilities. The property is located on the side of Corstorphine Hill, which offers lovely walks and superb views. The shorefront at Cramond is also within a short drive.



EXTRAS

All fitted floor coverings, light fittings and integrated kitchen appliances will be included in the sale. The Factors are Hacking and Paterson and the fee is approximately £102 per month including buildings insurance.

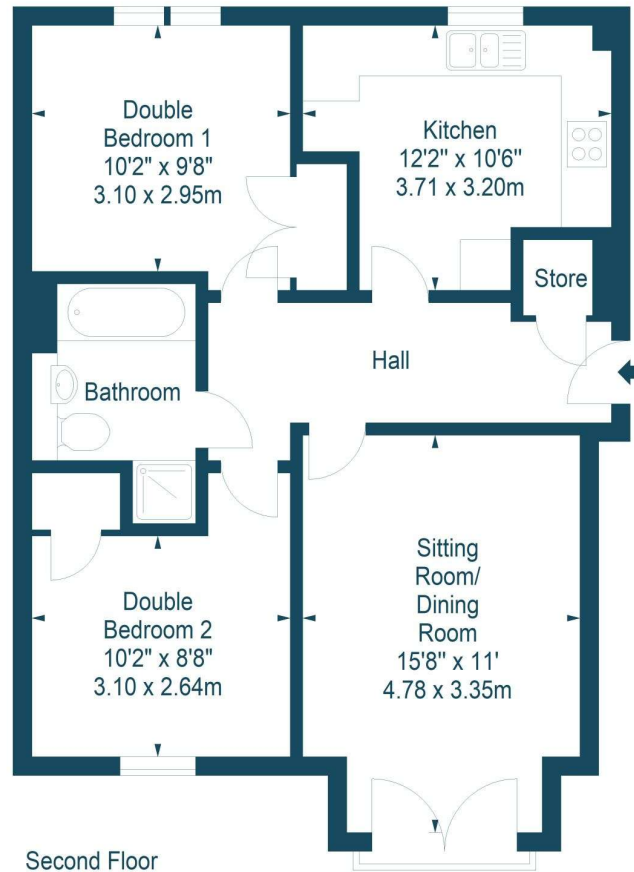
HOME REPORT VALUATION: £220,000



Ashwood Gait,
Edinburgh,
Midlothian, EH12 8PE



Approx. Gross Internal Area
674 Sq Ft - 62.61 Sq M
For identification only. Not to scale.
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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.