

COULTERS[©]

FLAT 8, 3 ASHWOOD GAIT

CORSTORPHINE, EDINBURGH, EH12 8PE

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This beautifully presented top-floor flat in the sought-after Corstorphine district combines light, space, and elevated views. Approached via well-maintained communal grounds with private residents' parking, it is conveniently located near Corstorphine Hill, the Gyle Shopping Centre, and excellent transport links to the city centre.

The sitting room is particularly striking with dining space and large windows framing views towards the iconic Forth Bridges, creating a stunning backdrop for everyday living and entertaining.

KEY FEATURES



Beautifully presented top floor flat.



Two generous double bedrooms.



Well maintained communal grounds.



Private residents parking.



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



Located near the green, open spaces of Corstorphine Hill.



EPC Rating - TBC



Council Tax Band - E





The well-equipped kitchen offers ample work surface and storage, while two generous double bedrooms, each with built-in storage, are served by a modern four piece bathroom with separate shower.

A standout feature is the large, floored attic with light, offering excellent space for storage. With its combination of practicality, style, and location, this home represents a rare opportunity to acquire a charming and well-proportioned property in one of Edinburgh's most desirable neighbourhoods.

Residents of this flat also enjoy access to a shared rear garden and further unrestricted on-street parking.





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 high street offers a wide selection of shops, cafes and restaurants and there is also a large Tesco supermarket.

Corstorphine also offers a wide range of amenities including supermarkets, independent shops, pubs and restaurants and recreational facilities. Corstorphine Hill offers lovely walks and the shoreline at Cramond is within a short drive.

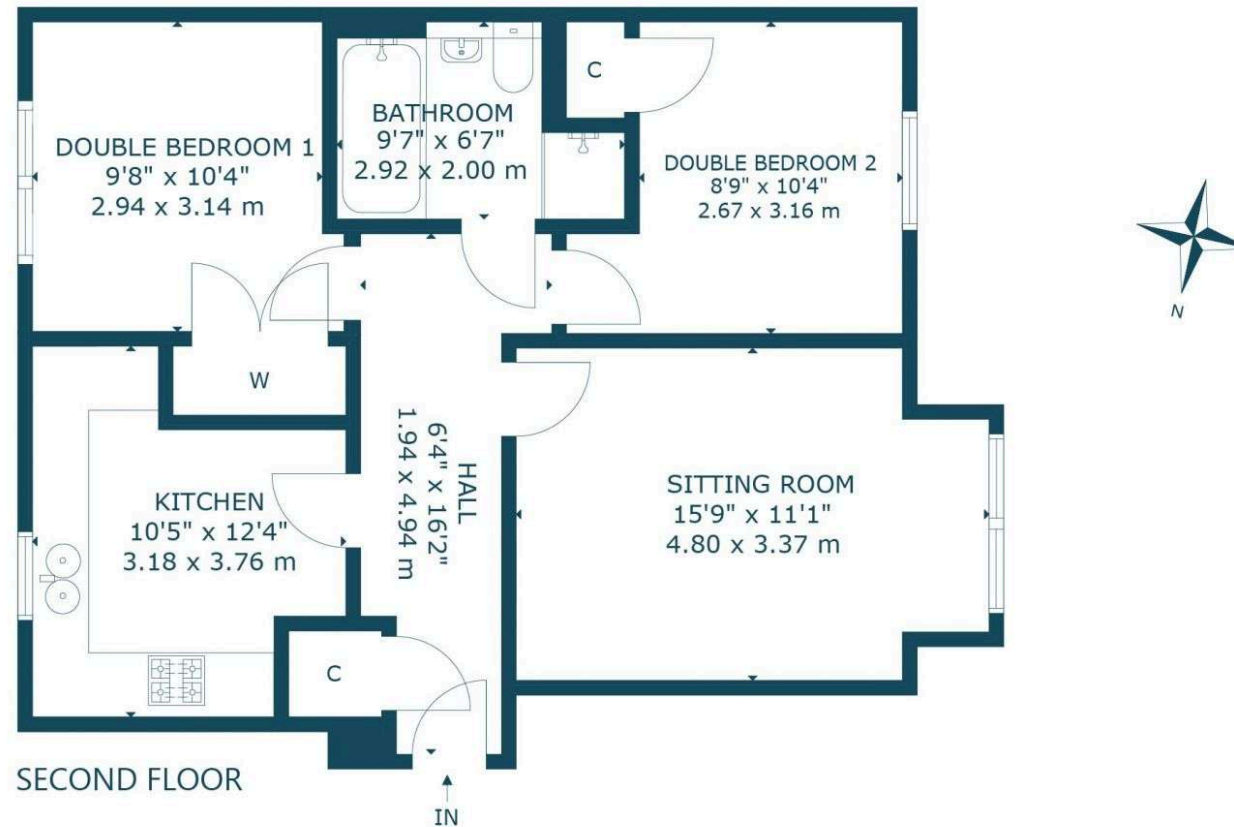


EXTRAS

All fitted floor coverings, and integrated kitchen appliances will be included in the sale. The curtains and curtain pole in Bedroom 1 are not included in the sale.

The Factors are Hacking and Paterson and the fee is approximately £250 per quarter including buildings insurance.





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 679 SQ FT / 63 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.