



RALPH SAYER
SOLICITORS & ESTATE AGENTS

10D Forrester Park Gardens

Corstorphine, Edinburgh, EH12 9AB

Located in well-connected Corstorphine and now requiring a degree of modernisation, this light and airy two-bedroom flat represents an excellent opportunity to create a personalised home in one of the capital's most sought-after areas. Set on the first floor of a peaceful development, less than five miles from the city centre and within easy reach of the City Bypass and Edinburgh Airport, the property boasts a spacious living/dining room and a connected breakfasting kitchen, both enjoying a sunny aspect. There are also two double bedrooms with built-in storage, a bathroom featuring a shower-over-bath, partial electric heating, access to a large shared garden, and the convenience of allocated parking.

Extras: All fitted floor coverings, window coverings, and light fittings and all kitchen appliances are included in the sale. Plus, all furniture can also be included in the sale price.

Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Please note: Some images have been virtually staged from actual photographs of the rooms.

Property Summary

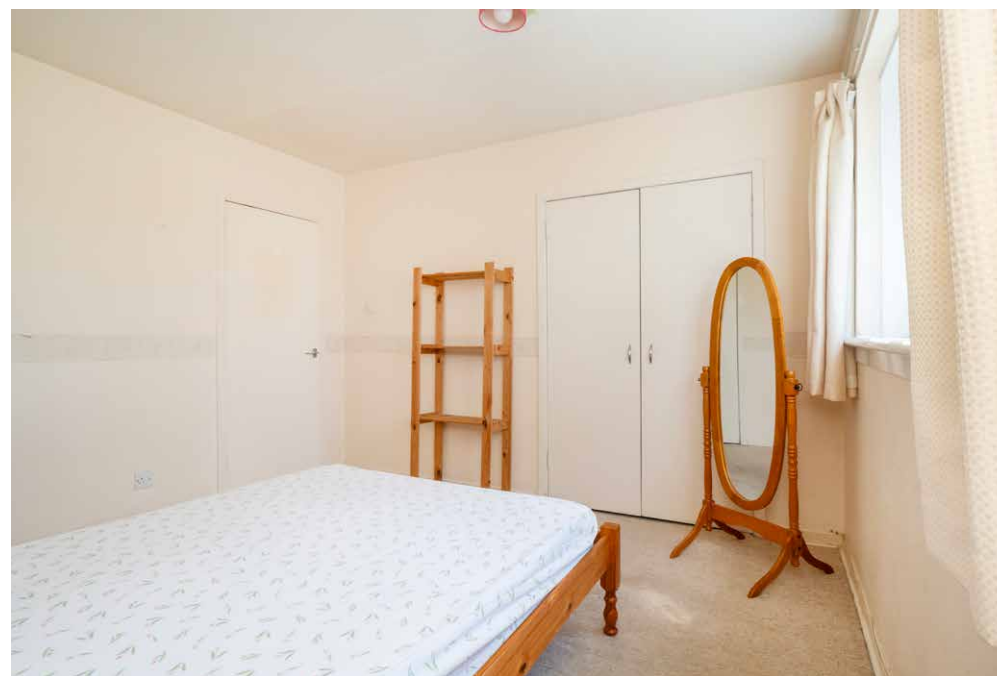
- Peaceful development in sought-after Corstorphine
- First-floor flat with a sunny aspect and scope for modernisation
- Communal stair and secure entry system
- Entrance hall with storage
- Dual-aspect living/dining room with kitchen access
- South-facing breakfasting kitchen
- Two double bedrooms with storage
- Bright bathroom with shower-over-bath
- Large communal garden
- Convenient allocated parking
- Double glazing
- EPC Rating - E | Council Tax Band - B
- Home Report Value - £145,000







Dual-aspect living/dining room with kitchen access and a south-facing breakfasting kitchen







Two double bedrooms with
storage and a
bright bathroom with
shower-over-bath





Let us help you find your next
dream property!



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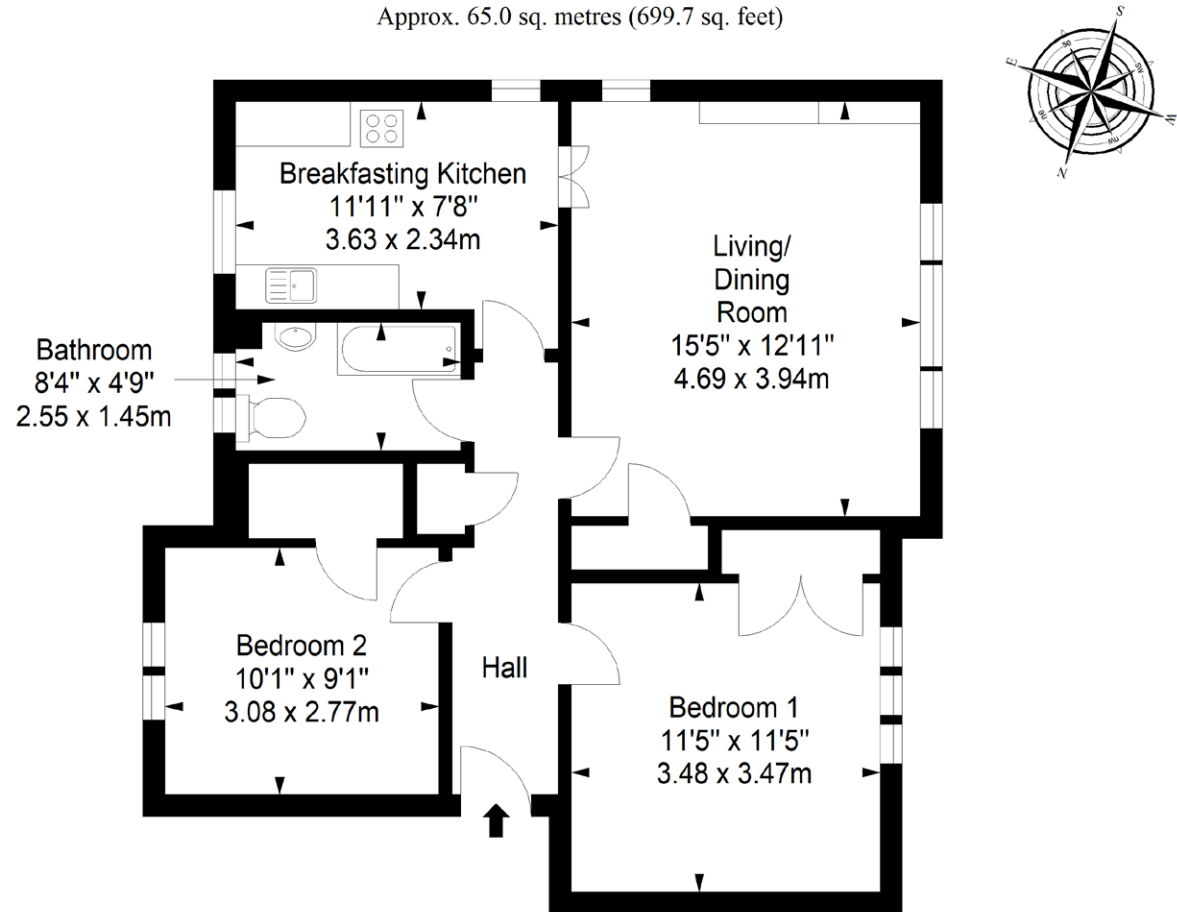
 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

First Floor
Approx. 65.0 sq. metres (699.7 sq. feet)



Total area: approx. 65.0 sq. metres (699.7 sq. feet)