



1A Forrester Park Gardens  
CORSTORPHINE | EDINBURGH | EH12 9AQ



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Bright and spacious two-bedroom ground floor flat with garage located in a quiet cul-de-sac setting in the popular residential area of Corstorphine, to the west of Edinburgh's city centre. This well presented property will appeal to a variety of purchasers. The hallway with storage welcomes you to the home and the generous living/dining room allows for an abundance of natural light with space for seating and dining. The well appointed kitchen is fitted with floor and wall units, a breakfast bar and integrated, and space for, appliances. The two bedrooms are both good sized doubles benefitting from fitted wardrobes, and a bathroom with mains shower over bath and deep storage cupboard completes the accommodation. The property also benefits from gas central heating, double glazing and good storage options, and externally a lock up garage with power, shared communal gardens, and ample on street parking.

- Well presented ground floor flat in cul-de-sac setting
- Entrance hallway with storage
- Spacious and bright living/dining room
- Two double bedrooms with integrated storage
- Fitted breakfasting kitchen
- Bathroom with mains shower over bath and deep storage cupboard
- Gas central heating and double glazing
- Communal gardens
- Single lock-up garage with power beside block
- Unrestricted on street parking

Energy Rating C. Council Tax Band B.

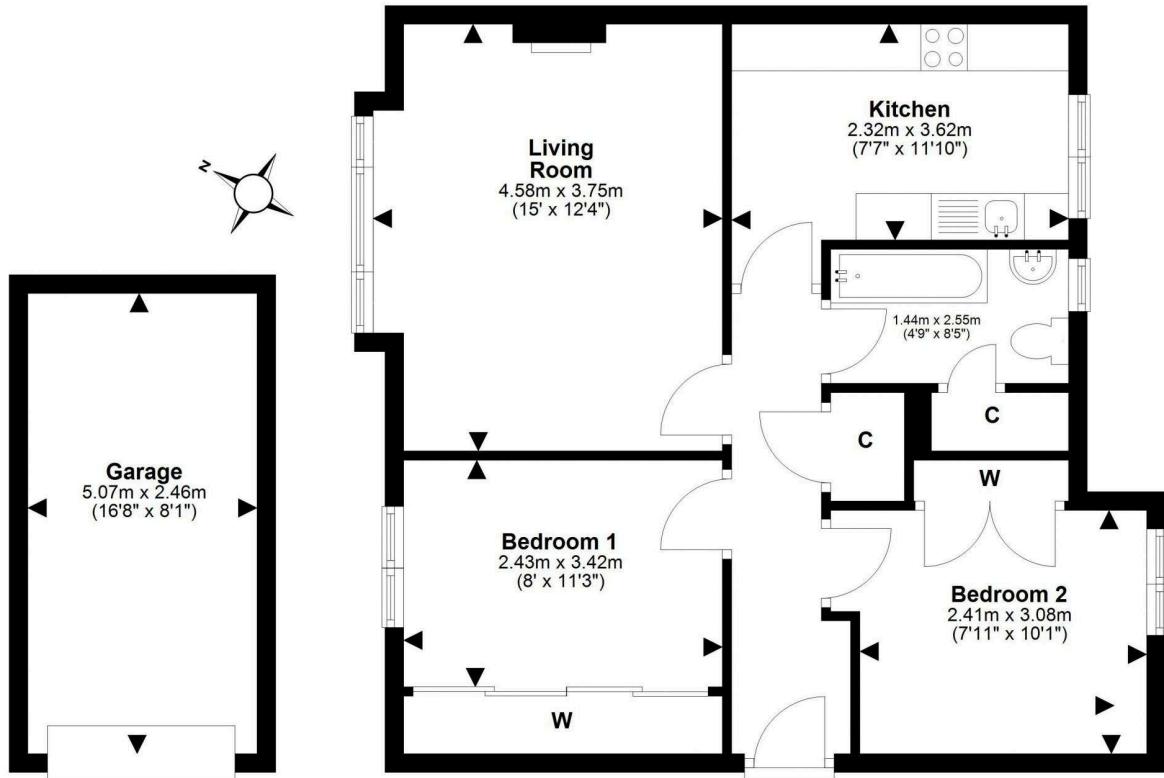
Included in the sale will be all blinds and curtains, tumble dryer, and cooker.

**PRICE & VIEWING:** Please refer to our website, [www.warnerslplp.com](http://www.warnerslplp.com) or call us on 0131 667 0232.



Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.