



## Flat 2 Claycot Park 1 Ladywell Avenue, Edinburgh,

Beautifully presented ground floor retirement apartment enjoying an open outlook towards Corstorphine High Street, forming part of the highly regarded Claycot retirement development. Ideally positioned with a separate entrance nearby, the apartment offers more convenient access than many of the properties reached via the communal foyer. Recently redecorated and with new carpets throughout, the property is presented in excellent move-in condition and further benefits from stylish oak-effect internal doors, a contemporary fitted kitchen and a modern wet room. This attractive home is ideally suited to those looking to downsize while remaining within the highly desirable West Edinburgh area. Residents also enjoy access to a range of excellent communal facilities, including a secure entry system, residents' lounge, private residents' parking, on-site duty manager, 24-hour Careline service and electric heating.

The accommodation comprises:

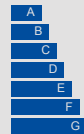
- Welcoming entrance hall with a deep storage cupboard
- Generously proportioned living / dining room featuring decorative corning and fitted carpet
- Contemporary kitchen fitted with a range of oak-effect wall and base units, complemented by marble-effect worktops and matching splashbacks, together with appliances including an electric induction hob, electric oven, washing machine and fridge freezer
- Modern wet room fitted with a pedestal wash hand basin, WC, electric shower and wall-mounted storage cabinet
- Well-proportioned double bedroom with fitted carpet and built-in wardrobes



### VIEWING DETAILS

Please call DMD Law 0131 316 4666  
or check online for the up to date price  
information and viewing arrangements.

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EPC RATING  
C



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### Location

The property is situated within the highly desirable district of Corstorphine, approximately three miles west of Edinburgh City Centre. A wide range of everyday amenities, including supermarkets, banks, cafés, restaurants and independent retailers, are available within easy walking distance along St John's Road. A Tesco Superstore is conveniently located nearby on Meadow Place Road, while further shopping is available at The Gyle Shopping Centre, including Marks & Spencer and Morrisons. Excellent public transport links provide regular services to the City Centre and surrounding areas. The property also enjoys close proximity to St Margaret's Park and a variety of leisure facilities, including the David Lloyd Health Club.

### Factoring

The property is managed by Myreside Property Management. There is an initial £600 deposit and the monthly management fee is £170. This covers the costs of the duty manager and maintenance of the shared areas and gardens.

### Extras

All fitted floor coverings, light fittings, blinds and the kitchen appliances are included in the sale.

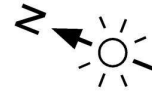
Council tax - Band C



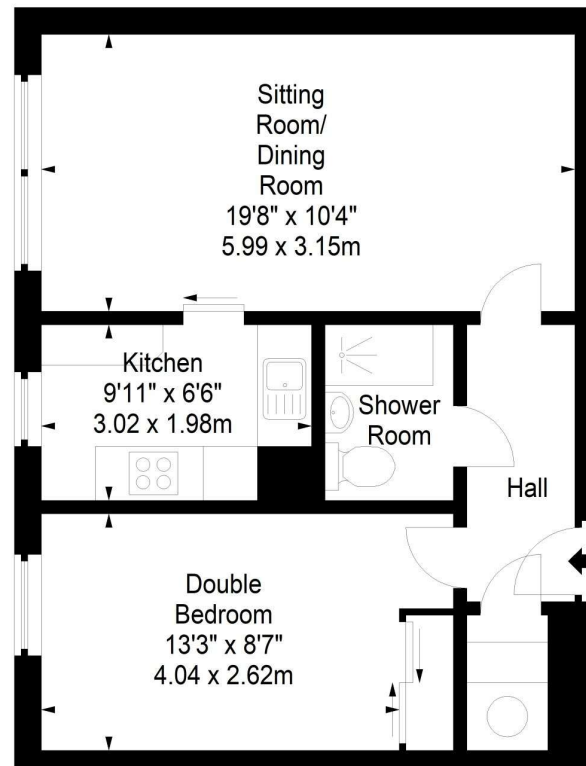




Ladywell Avenue,  
Edinburgh,  
Midlothian, EH12 7LG



Approx. Gross Internal Area  
518 Sq Ft - 48.12 Sq M  
For identification only. Not to scale.  
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Ground Floor

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Offers can be submitted in writing, fax or email:

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