



Fixed Price

**£310,000**

## 1/4 Cruickshank Gardens

Corstorphine | Edinburgh | EH12 7AS

Situated within the highly regarded Cruickshank Gardens development by Square & Crescent, completed in 2016, this beautifully presented two bedroom first floor apartment offers spacious, contemporary living with high quality finishes throughout. The development enjoys a peaceful residential setting close to Corstorphine, while providing excellent transport links to Edinburgh city centre and beyond. The property further benefits from lift access, a video entry phone system and allocated private parking.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Communal gardens
-  Allocated parking space
-  EPC rating – B
-  Council tax band – E



## Description

Internally, the apartment is accessed via a welcoming hallway with excellent built in storage, including a concealed utility cupboard with plumbing for a washing machine. The generous open plan living and dining area is flooded with natural light from two full height front facing windows, complemented by a Juliet style balcony. This flexible space comfortably accommodates both lounge and dining furniture. The modern fitted kitchen is finished with stylish grey wall and base units, solid worktops and a range of integrated appliances. The principal bedroom is a spacious double to the front of the property, featuring built in wardrobes and a luxurious en-suite shower room. The second bedroom is also a well proportioned double, finished with carpeting and benefiting from a full height window with Juliet style balcony. Completing the accommodation is a contemporary bathroom fitted with a white three piece suite, thermostatic shower over the bath, stylish tiling and integrated vanity storage. The property further benefits from gas central heating and double glazing.



## Extras

Included in the sale will be the double oven and hob, washing machine, and integrated fridge/freezer and dishwasher. Other furniture is available by separate negotiation.

## Gardens and parking

Externally, the property enjoys access to neatly maintained communal gardens to the front and rear. There is a private, secure external storage cupboard suitable for bikes, along with an allocated parking space within the residents' car park.

## Factoring

The development is professionally managed by James Gibb, with quarterly factoring charges of approximately £400, covering maintenance of the gardens and communal areas including the roof, external walls, lift and common stairways.

## Viewing

By appointment through Neilsons (0131 625 2222).



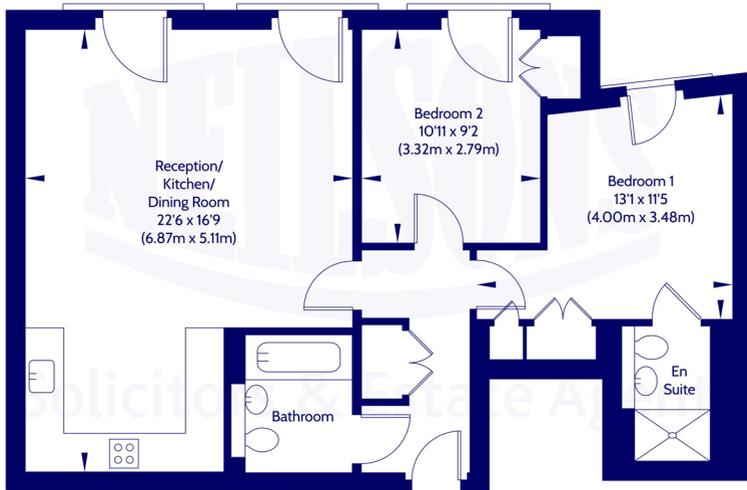


## Location

Cruickshank Gardens is in the desirable residential area of Corstorphine, which lies to the west of the city centre. Many local shops and services are on hand with a Tesco Extra supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the city centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.



Approx. Gross Internal Floor Area 69 Sq M / 742 Sq Ft.



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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