



BIRCHWOOD  
VIEW

13/9 Birchwood View  
CORSTORPHINE | EDINBURGH | EH12 8QB

  
**warners**  
solicitors & estate agents



## 13/9 Birchwood View

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An excellent opportunity to acquire a quarter share of this spacious and well-presented three-bedroom flat, quietly positioned within a modern residential development in the popular Clermiston area of Edinburgh. Offering bright and comfortable accommodation throughout, the property is ideally suited to first-time buyers looking to step onto the property ladder.

The accommodation comprises a welcoming entrance hallway, a generously proportioned living room providing an ideal space for relaxing and entertaining, and a modern fitted kitchen with a range of floor and wall-mounted units together with ample worktop space. The property further benefits from three well-sized bedrooms, offering flexible accommodation for families, guests or home working, along with a contemporary bathroom fitted with a white suite and shower

The remaining 75% share of the property is owned by Wheatley Homes. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the association. At the time of writing, a monthly occupancy payment of £446.21 is payable to the association.

- Quarter share three bedroom flat
- Accessed via a secure entry system
- Offroad parking
- Close to local amenities
- Excellent transport links
- Property further benefits from gas central heating and double glazing

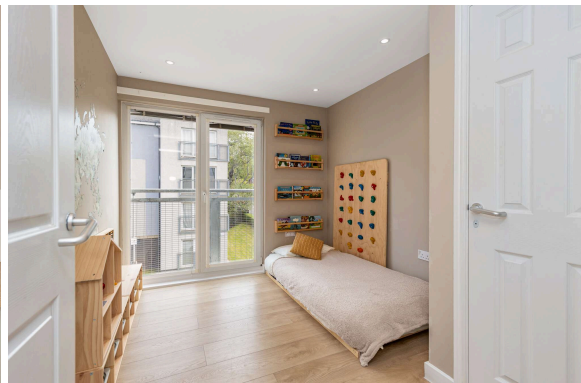
Extras included in the sale are all blinds, microwave, oven, hob, and washing machine.

Energy rating B. Council Tax Band E.

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



Clermiston is a popular residential area situated to the west of Edinburgh's city centre, offering an excellent balance of peaceful suburban living and convenient access to the capital's amenities. The area is well served by a variety of local shops, supermarkets, cafes and schools, making it particularly attractive to families and professionals alike. Nearby Corstorphine provides an even wider selection of retail and leisure facilities, while The Gyle Shopping Centre is also within easy reach. Outdoor enthusiasts are well catered for with the beautiful green spaces of Clermiston Park, Corstorphine Hill and nearby Lauriston Castle and grounds offering scenic walks and recreational opportunities. Excellent public transport links and easy access to the City Bypass, M8 motorway and Edinburgh Airport make Clermiston an ideal location for commuters travelling both into the city centre and further afield.





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.