










Offers Over
£200,000

9/1 Ashwood Gait

Corstorphine | Edinburgh | EH12 8PE

This attractive ground floor flat is quietly positioned within an established modern development in the ever-popular district of Corstorphine. The location offers excellent access to a wide range of local amenities, including shops, supermarkets, cafés, and leisure facilities, along with convenient transport links for commuting into the city centre and beyond.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

Presented in true move-in condition, the property is ideal for first-time buyers or young professionals seeking a stylish and low-maintenance home. The accommodation is well proportioned throughout and benefits from a practical layout designed for comfortable modern living. The welcoming hallway provides access to all rooms and features two useful storage cupboards, offering excellent space for everyday organisation. The reception room is bright and inviting, finished in neutral décor with carpeted flooring, and enhanced by a full-height glazed door opening onto a Juliet balcony, allowing for plenty of natural light. The kitchen is well equipped with a range of fitted wall and base units and includes a mix of integrated and freestanding appliances, all of which are included in the sale. There is also ample space for a breakfasting table, making it a functional and sociable area. Both bedrooms are comfortable double rooms, each finished with carpeted flooring. The principal bedroom benefits from a built-in double wardrobe, while the second bedroom also includes useful built-in storage. The bathroom is fitted with a modern three-piece white suite, complemented by vanity storage and a thermostatic shower over the bath.



A factoring fee of approximately £90 per month is payable to Hacking & Paterson, which covers the maintenance of the communal areas as well as buildings insurance.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property is set within well-maintained communal grounds, providing a pleasant environment for residents. Ample residents' parking is available within the development.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

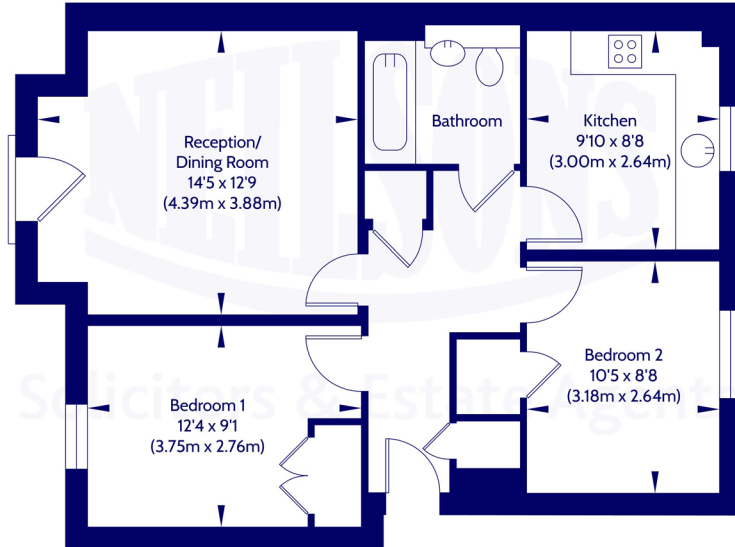
Ashwood Gait is located in the desirable suburb of Corstorphine. Many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer a wider range of high street named stores. The area enjoys excellent local schooling 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 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 58 Sq M / 628 Sq Ft.

Ground 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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