



Attractive

Two-bedroom, first floor flat



A most attractive, two-bedroom, first floor flat, stylish, spacious and full of light. It has a pleasing view to the front and is situated in a desirable, well established residential area. The accommodation comprises an entrance hall, with storage cupboard, a generous sitting room, with Juliet balcony and a stylish kitchen with a good range of fitted units and integrated appliances. There are two good sized double bedrooms, with fitted wardrobes and family bathroom, with a white suite, bath and a separate shower cubicle. There are well kept communal grounds, a secure bike store and residents parking. This is a superb property which is sure to attract attention from first time buyers or investors. It's an ideal location to commute to the city centre, the central motorway network, Edinburgh Airport and Forth Bridges.

Key Features

- Entrance hall
- Sitting room/dining room
- Kitchen
- Two double bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Security Entryphone
- Communal gardens
- Secure bike store
- Residents parking (unallocated)

This development is factored by Hacking & Paterson. The most recent quarterly charge was approx. £286.00 which includes cleaning of the common areas of the development, gardening, landscaping, and common buildings insurance.



Corstorphine

The property is situated within the sought after Corstorphine area of the City, lying to the west of the City Centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a 24-hour Tesco's supermarket. The Gyle Shopping Centre which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencers and Morrisons, to name only a few. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses and within easy reach together with Drum Brae and David Lloyd Leisure Centres. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Queensferry Crossing and Edinburgh's International Airport.



Extras

All fitted floor coverings, gas hob, electric oven, automatic washing machine, fridge freezer. (No warranties given) Furnishings to be negotiated if desired.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

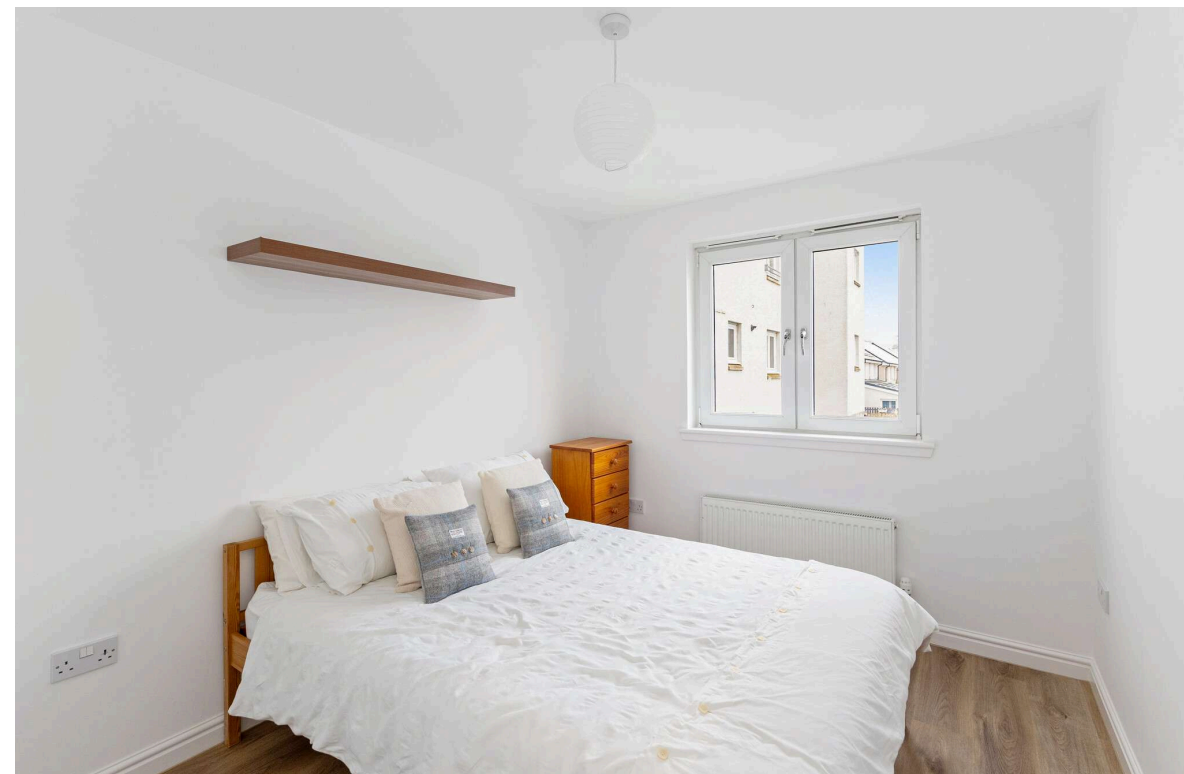
£220,000

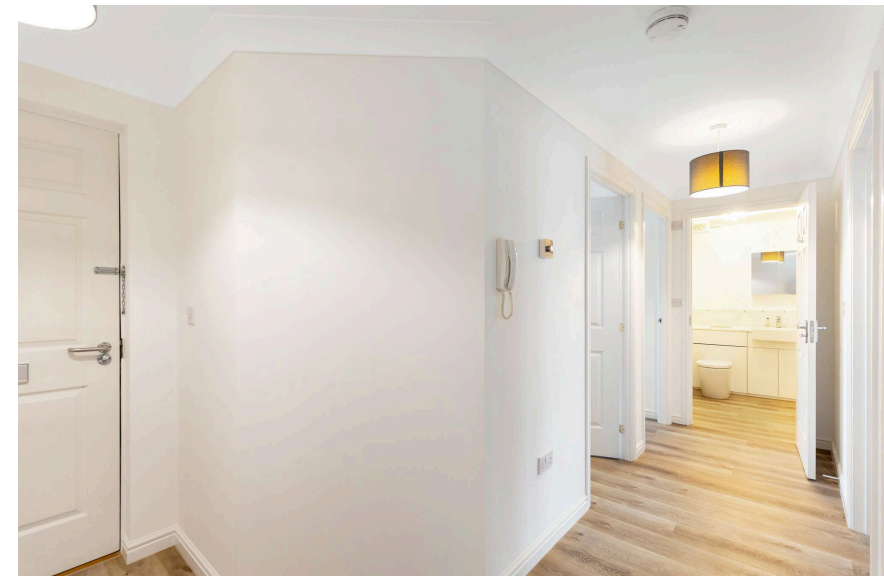
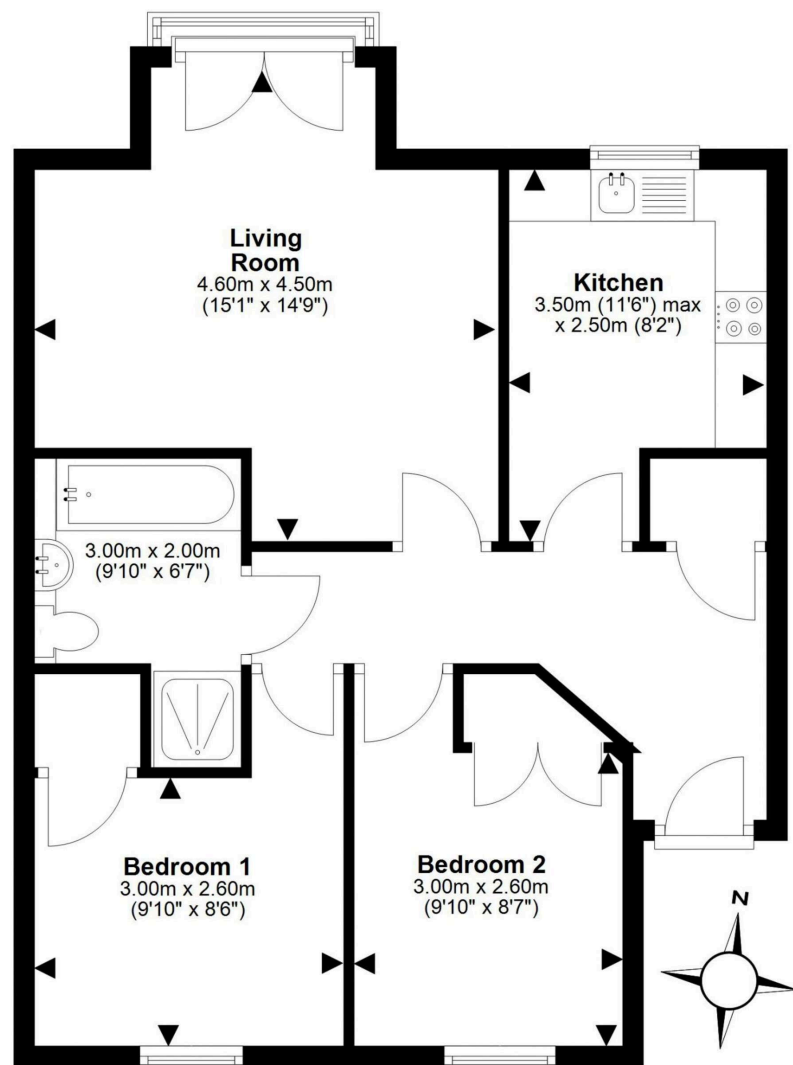
EPC Rating

B

Tenure

Freehold





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