










Offers Over  
**£155,000**

## Flat 38 Claycot Park, 1 Ladywell Avenue Corstorphine | Edinburgh | EH12 7LG

This attractive and spacious first floor flat presented to the market in move-in condition, forms part of an established retirement complex quietly positioned within the heart of Corstorphine, close to many local amenities and transport links. Set within well maintained garden grounds, the complex is beautifully maintained and offers lift access to all floors.

-  1 Bedroom
-  1 Public room
-  1 Shower room
-  Residents Parking
-  Communal Grounds
-  EPC Rating – C
-  Council Tax Band - C



## Description

The accommodation in brief comprises; main reception accessed by way of a secure entry system with lift and stair access to all floors, welcoming entrance hallway with useful storage cupboard, spacious and bright lounge/dining with pleasant views, modern fitted kitchen, light and airy double bedroom with fitted wardrobes and contemporary shower room. Further benefits include electric heating with modern, efficient Fischer radiators in the hall and lounge/dining room.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the white goods in the kitchen.

## Additional Information

Prospective purchasers are accepted from 60 years of age. There is a monthly service charge of approx. £170 per month payable to Myreside Management for the upkeep of the communal areas and facilities. The complex offers a safe and secure environment with a House Manager, 24- hour emergency call line facility, residents' communal lounge & library with two self-contained guest rooms (bookable by prior arrangement). In addition, private residents parking is available to the front of the building. A £600 deposit is payable to Myreside Management.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

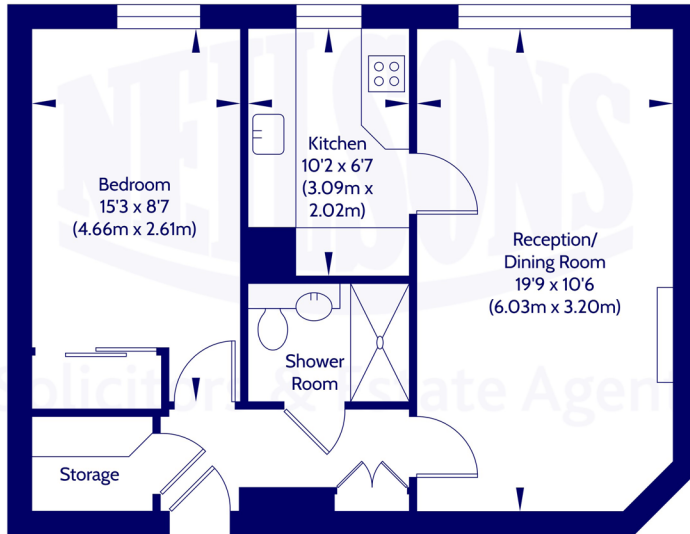
The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are on hand, including a large Tesco and doctors' surgery, both just a short walk away. The Gyle shopping Centre is within close proximity and houses a good choice of high-street retailers, including a large Marks and Spencer's and a Morrisons. Edinburgh Business Park and the new Royal Bank Headquarters at Gogar are both easily accessible and the property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city Centre. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo.





Approx. Gross Internal Floor Area 48 Sq M / 514 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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