



Solicitors & Estate Agents



Offers Over

£155,000

8F Forrester Park Avenue

Corstophine | Edinburgh | EH12 9AH

Occupying a desirable top floor position within a well-established residential development, this attractive flat is presented in tasteful, move-in condition and will appeal to a variety of purchasers, including first time buyers and investors.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  On-street parking
-  Shared garden
-  EPC rating – F
-  Council tax band- D



Description

The property enjoys a peaceful setting with well-maintained communal gardens, drying facilities and a private shed, while excellent tram and bus links provide convenient access to the city centre and surrounding areas.

The accommodation is well proportioned throughout and includes a spacious reception/dining room, enjoying a sunny south-facing aspect and open views over the surrounding area. A stylish modern kitchen is fitted with a variety of integrated appliances, complemented by contrasting worktops, while the bathroom is well maintained and offers excellent potential for a purchaser to update to their own taste.

There are two bedrooms, including a generous principal bedroom with useful storage and a pleasant south-facing outlook, together with a second double bedroom benefiting from built-in storage. The property is further enhanced by double glazing and gas central heating.



Extras

All floor coverings, light fittings, blinds and integrated appliances are included.

Gardens and Parking

The property has access to a substantial lawned garden which is well maintained by the residents in the building and offers a pleasant safe space for children to play and to relax in the warmer months. There is a good-sized shed which will be included and ample unrestricted on-street parking is available nearby.

Viewing

By appointment through Neilsons (0131 625 2222).



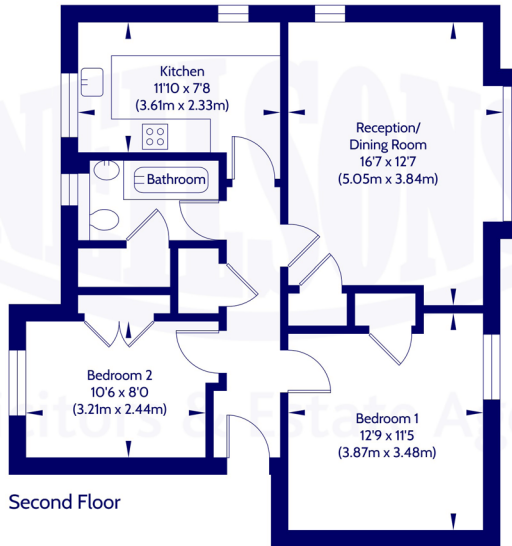


Location

Forrester Park Avenue is conveniently located in the popular suburb of Corstorphine, to the west of Edinburgh city centre. A wealth of local amenities are available within easy walking distance of the property including Tesco Extra and Lidl supermarkets together with the Gyle Shopping Centre and excellent public transport links by bus or tram connect quickly to the city centre and surrounding areas including the airport, Hermiston Gait and The Gyle. Well regarded schooling is available from nursery to secondary level, with Edinburgh College and Napier University's Sighthill campus also within walking distance. By car, the city bypass and central motorway network are within easy reach. A wide variety of sporting and recreational facilities are available in the area including David Lloyd Leisure Centre and The Gym Group.



Approx. Gross Internal Floor Area 64 Sq M / 687 Sq Ft.



Second 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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

