










Offers Over

**£149,995**

## 9A Forrester Park Gardens

Corstorphine | Edinburgh | EH12 9AQ

A bright, two bedroom ground floor flat situated in the ever popular residential district of Corstorphine. Located close to excellent local amenities and transport links, the property offers well proportioned accommodation in move in condition and is sure to appeal to first time buyers, professionals or those looking to downsize.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - B



## Description

In brief the well-presented accommodation comprises; entrance hallway with useful storage cupboard, light and airy reception room, modern fitted kitchen with a range of wall and base units with co-ordinated worktops and splashbacks, two well proportioned double bedrooms with fitted wardrobes, and contemporary shower room with a white suite, double size cubicle with overhead rainfall shower, and heated towel rail. The property further benefits from gas central heating (new boiler installed December 2023) and double glazing.



## Extras

All fitted floor coverings, blinds and curtains will be included in the sale together with the hob, oven, fridge/freezer, dishwasher, washing machine and integrated microwave. The sofa can also be made available by separate negotiations.

## Gardens & Parking

There are well maintained communal gardens to the front and rear of the property, as well as unrestricted on-street parking to the front and surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

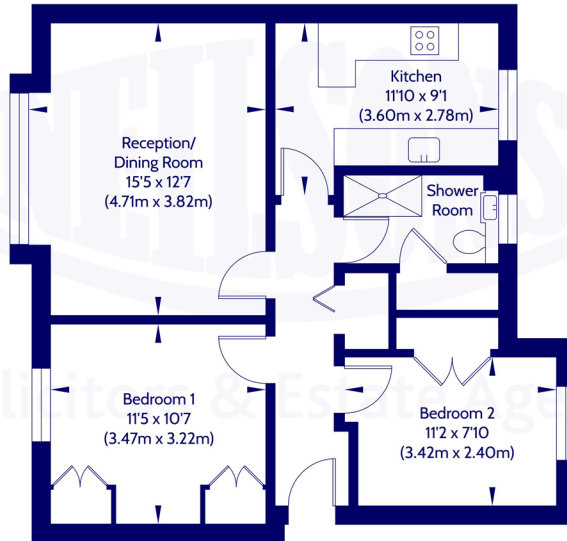
Forrester Park Gardens is located in the desirable residential area of Corstorphine.. Many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer a wider range of high street named stores. The area enjoys excellent 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 60.27 Sq M / 649 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.



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



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