



## Flat 6, 7 Pinkhill Park, Edinburgh

In Excess of £320,000



## Flat 6

7 Pinkhill Park, Edinburgh

Modern two-bedroom apartment in Pinkhill Park, Corstorphine. Features en suite, open-plan living, lift, parking, EV charging, bike store. Great transport links and local amenities.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



### Lounge / Dining

12' 10" x 14' 1" (3.90m x 4.30m)

A bright and generously proportioned open-plan lounge and dining area, forming part of the impressive open-plan living space and flowing seamlessly through to the kitchen. The room benefits from large windows overlooking the rear of the development, with pleasant views towards mature trees and the established gardens beyond. This creates a lovely sense of greenery and privacy while allowing plenty of natural light into the room. The generous proportions provide ample space for comfortable lounge furniture and a dining table, making this a versatile and welcoming area for both everyday living and entertaining. Neutral warm-grey wood-effect laminate flooring runs throughout, complementing the neutral décor and creating a contemporary, easy-to-maintain finish.



### Kitchen

10' 3" x 9' 5" (3.12m x 2.88m)

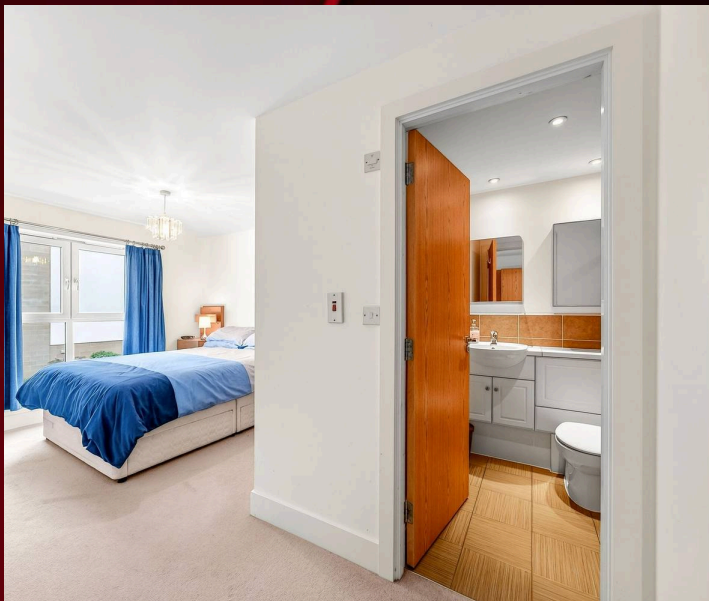
The kitchen forms part of the open-plan living, dining and kitchen area, with a good range of wood-effect wall and floor-mounted units providing useful storage and worktop space. The kitchen is fitted with an integrated fridge freezer, dishwasher and washing machine, together with an electric hob, electric oven and extractor hood. The neutral finishes complement the warm-grey wood-effect flooring, creating a practical space which flows naturally through to the lounge and dining area.



### Primary Bedroom

16' 0" x 9' 5" (4.87m x 2.88m)

A generously proportioned double bedroom with a full-length window allowing plenty of natural light to fill the room. The room is finished with neutral carpeting, creating a warm and comfortable feel. Excellent storage is provided by built-in double wardrobes, together with an additional large storage cupboard, offering ample space for clothing and personal belongings. The room also benefits from the convenience of a modern en suite shower room.



### En-suite

5' 4" x 7' 7" (1.62m x 2.30m)

A modern and practical en suite shower room fitted with a white suite comprising a double shower enclosure with electric shower, wash hand basin and WC. The wash hand basin is set within a fitted vanity unit, providing useful storage beneath, while a mirrored cabinet offers further storage and convenience. with neutral flooring and complementary neutral tiling completing the room.



### **Bedroom 2**

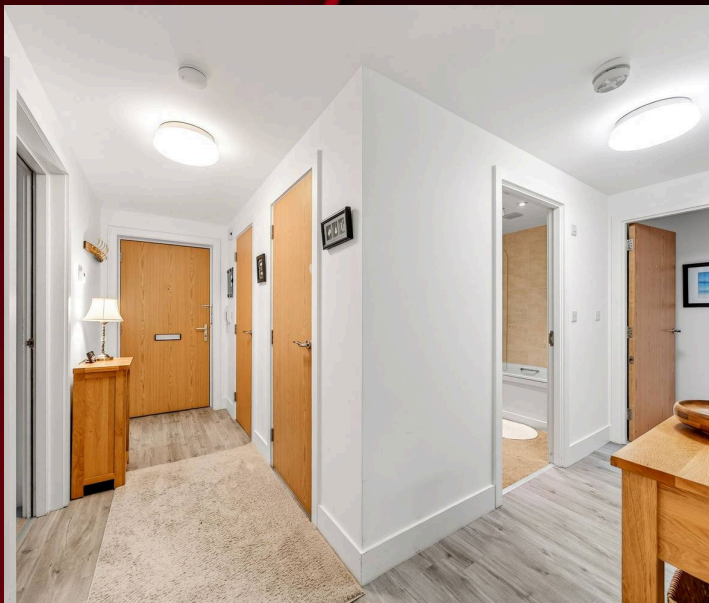
13' 9" x 10' 5" (4.18m x 3.17m)

A generously proportioned double bedroom offering ample space for bedroom furniture while maintaining a comfortable and airy feel. The room benefits from built-in double wardrobes, providing excellent storage without compromising on floor space. Finished with neutral carpeting and a radiator for added comfort, this versatile room is equally suited as a spacious second bedroom, welcoming guest room or doubling up as a home office, depending on the purchaser's needs.

### **Reception Hall**

14' 4" x 4' 1" (4.36m x 1.25m)

A welcoming L shaped entrance hallway with secure entry system and radiator, creating a warm and inviting first impression. Neutral warm-grey wood-effect laminate flooring continues through to the main living area, while three useful storage cupboards provide excellent additional household storage.



### **Family Bathroom**

6' 9" x 7' 6" (2.07m x 2.29m)

A good-sized family bathroom fitted with a white suite comprising a bath with overhead shower and glass shower screen, wash hand basin and WC. The wash hand basin is set within a fitted vanity unit, providing useful storage beneath, with a mirrored cabinet above offering further storage and convenience. A radiator provides heating, while neutral flooring and complementary neutral tiling complete the room.



## **GARDEN**

The development is set within well-maintained communal grounds, with attractive landscaped areas contributing to the overall appeal of the development. The communal areas are factored and professionally maintained.

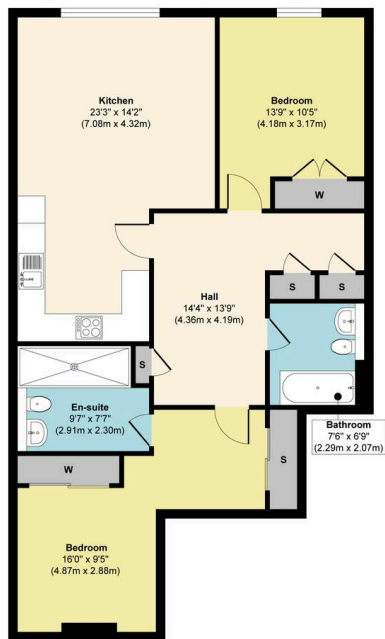
## **ON STREET**

### **2 Parking Spaces**

There are ample parking spaces throughout the development, together with an underground parking area for residents. The development also benefits from EV charging points, available for residents' use at an additional charge, along with communal bike storage.



**Flat 6, 7 Pinkhill Park, Edinburgh, EH12 7FA**



Floor Plan

**Approx. Gross Internal Floor Area 929 sq. ft / 86.36 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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