



Fixed Price  
**£290,000**

## 67B Ladywell Avenue

Corstorphine | Edinburgh | EH12 7LL

This delightful main door lower villa with private gardens and resident's parking forms part of an exclusive modern development in the highly regarded Corstorphine district of the city, close to many local amenities and transport links.

- 2 Bedrooms
- 1 Public room
- 1 Bathroom & En-Suite
- Private Gardens
- Driveway
- EPC Rating – C
- Council Tax Band - E



## Description

The property would make an excellent purchase for the professional person, couple or retirees seeking a lovely home in an excellent location. Offered to the market in true move-in condition and enjoying excellent natural light throughout, the stylish accommodation comprises; welcoming entrance vestibule, generously proportioned open plan reception room incorporating the fully integrated contemporary kitchen and diner. There is a large under stairs cupboard providing excellent storage. The inner hallway with utility cupboard leads to the two attractive double bedrooms, both benefiting from built in wardrobes with the principal bedroom enjoying access to an ensuite shower room together with French door leading to a private rear decked patio with communal grounds beyond. Lastly the modern bathroom comprises a white three-piece suite with mains shower over the bath. Further benefits include an electric central heating system, triple glazing, a safe and secure private bike store together with well-maintained factored gardens and courtyard with resident's parking.



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the Induction hob, built-in oven, integrated fridge freezer and dishwasher and free standing washer/dryer.

## Gardens and driveway

There is a small private area of garden ground to the front of the property together with a private garden to the rear with decked patio and an area of chippstones for ease of maintenance. Communal landscaped gardens are located beyond with the private bike store located to the side of the properties with resident's parking available within the courtyard.

## Factors

Hacking and Paterson are the Factoring Agents for the development, to which a monthly fee of approx. £68 is payable for the upkeep of the communal area including gardening, electricity for shared outdoor lights and buildings insurance.

## Viewing

By appointment with Neilsons on 0131 625 2222.





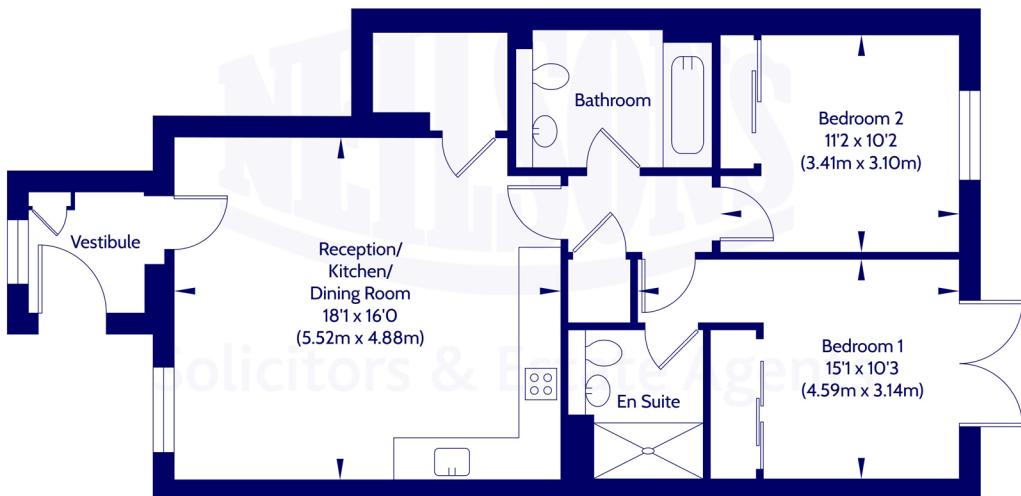
## Location

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, a post office together with a large Tesco supermarket. The Gyle Shopping Centre, which is just a short drive away, offers a more extensive range of shopping facilities including a Marks & Spencer's and Morrisons, to name but 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 are within easy reach together with Drum Brae and David Lloyd Leisure Centre. 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.



Approx. Gross Internal Floor Area 71 Sq M / 762 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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