



# Flat 3, 15 Pinkhill Park

CORSTORPHINE, EDINBURGH, EH12 7FA



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EPC

C



MURRAY  
BEITH  
MURRAY

LEGAL • PROPERTY • TAX





## Property Summary

Flat 3, 15 Pinkhill Park is a well-maintained two-bedroom first-floor apartment, set within a mature development in the highly desirable area of Corstorphine and close to Edinburgh Zoo. Built in 2009 and south-facing, the property enjoys open views over Carricknowe Golf Course towards the Pentland Hills, offering a peaceful and secluded setting. Accessed via secure entry with lift service, the accommodation includes an entrance hall with excellent storage, a sunny and spacious living/dining room with a balcony, interconnected with a modern kitchen fitted with integrated appliances. There are two bedrooms, both with built-in wardrobes, including a principal with an en-suite shower room, plus a separate family bathroom. Further benefits include gas central heating, double glazing, communal gardens, and ample residents' parking, as well as superb transport links, with frequent bus services nearby and the Edinburgh Tram within walking distance.

### Extras

Extras: All fitted floor and window coverings, light fittings, and integrated appliances (a gas/electric cooker, together with a fridge/freezer, dishwasher and a washing machine/tumble dryer) are included in the sale. Some items of furniture may be available by separate negotiation.

### Features

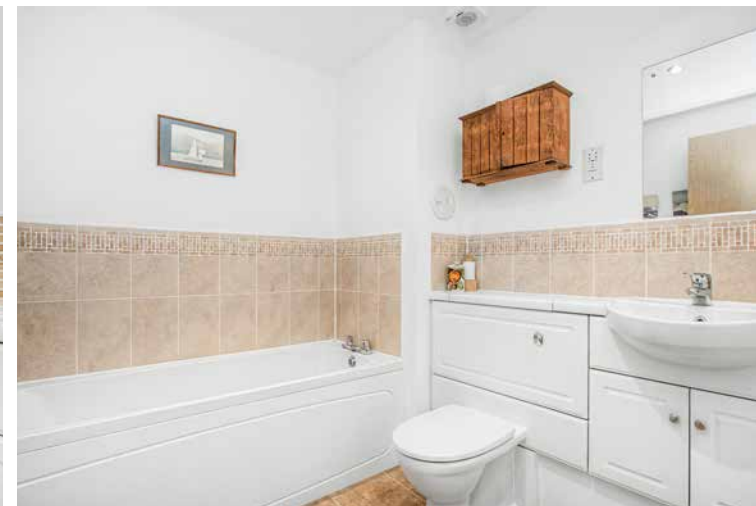
- First-floor flat in a mature development near Edinburgh Zoo
- Sought-after location with great access to the city centre
- Secure entry phone and lift service
- Entrance hall with 3 storage cupboards
- South-facing, dual-aspect living/dining room with balcony and open to:
- Modern kitchen with integrated appliances and fitted units
- Master bedroom with built-in wardrobes and en-suite shower room
- Second double bedroom with built-in wardrobes
- Family bathroom with a white three-piece suite
- Communal gardens
- Private non-allocated parking
- Gas central heating and double glazing
- Home Report value - £325,000
- EPC Rating - C







Set within a mature development  
**in the highly desirable area of Corstorphine**







**The property enjoys open views**  
over Carricknowe Golf Course towards the  
Pentland Hills





# Floorplan

