










Offers Over
£170,000

16/5 South Maybury

Corstorphine | Edinburgh | EH12 8NX

This well-presented first floor flat forms part of an established development, ideally positioned close to excellent transport links, green spaces, and a wide range of local amenities. The property is particularly convenient for access to The Gyle Shopping Centre, offering a variety of retail, dining, and everyday services. Presented in move-in condition, the property is expected to appeal to first-time buyers, young professionals, and buy-to-let investors seeking a low-maintenance home in a well-connected location.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band - D



Description

Internally, the accommodation is bright and neutrally presented throughout. A welcoming hallway provides useful storage and is finished with attractive varnished wooden flooring, which continues seamlessly into the main living areas. The reception room is spacious and filled with natural light, benefitting from dual aspect windows that create a bright and airy atmosphere. Fresh décor and the continuation of the polished wooden flooring enhance the sense of space, making it an ideal room for both relaxing and entertaining. The kitchen is well appointed with a range of fitted wall and base units, complemented by integrated appliances including a hob and oven, along with additional free-standing appliances. Tiling to the splashback areas adds practicality and ease of maintenance, creating a functional and efficient cooking space. The property offers two well-proportioned bedrooms. The principal bedroom is a comfortable double with built-in wardrobes and enjoys an open outlook, while the second double bedroom benefits from a pleasant leafy aspect, making it suitable for guests, family, or home working. The bathroom is fitted with a classic three-piece suite, including a bath with a Mira electric shower over, along with vanity storage providing useful additional space.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Factor and Parking

The communal areas and landscaped garden grounds are professionally maintained by Charles White at a cost of approximately £80 per month, which also includes buildings insurance, offering excellent peace of mind for residents. Externally, the development is surrounded by well-kept communal gardens, and there is ample unallocated residents' parking available.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

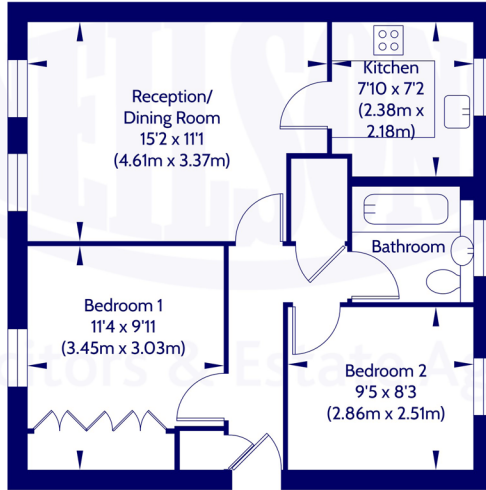
South Maybury is located in the desirable suburb of Corstorphine. Many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer a wider range of high street named stores. The area enjoys excellent local schooling 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 47 Sq M / 509 Sq Ft.

1st 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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