



15 Mayfield Place
CORSTORPHINE | EDINBURGH | EH12 7UZ

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solicitors & estate agents



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Bright and spacious two bedroom flat, set on the top floor of a traditional stone-built tenement, within the popular Corstorphine area of Edinburgh, lying west of the city centre. This lovely property offers well-presented and flexible accommodation throughout, as well as fabulous rooftop views over to the Pentlands, and a shared garden with space for seating.

The accommodation comprises an entrance hallway with secure entry system and storage, south-facing airy lounge with an abundance of natural light and open-plan to the kitchen, fitted with floor and wall units, integrated appliances, and space for bistro dining. There is a bay windowed double bedroom and a small double bedroom/study, and the bathroom with electric shower over bath completes the accommodation.

Further benefits on offer are gas central heating and double glazing. Early viewing is recommended to appreciate the accommodation on offer.

- Bright and spacious top floor flat offering flexible accommodation to two bedrooms
- Open plan living/kitchen/bistro dining
- Bay windowed double bedroom
- Versatile second bedroom
- Bathroom with electric shower over bath
- Gas central heating
- Double glazing
- Communal rear garden

Council tax B and Energy Rating D

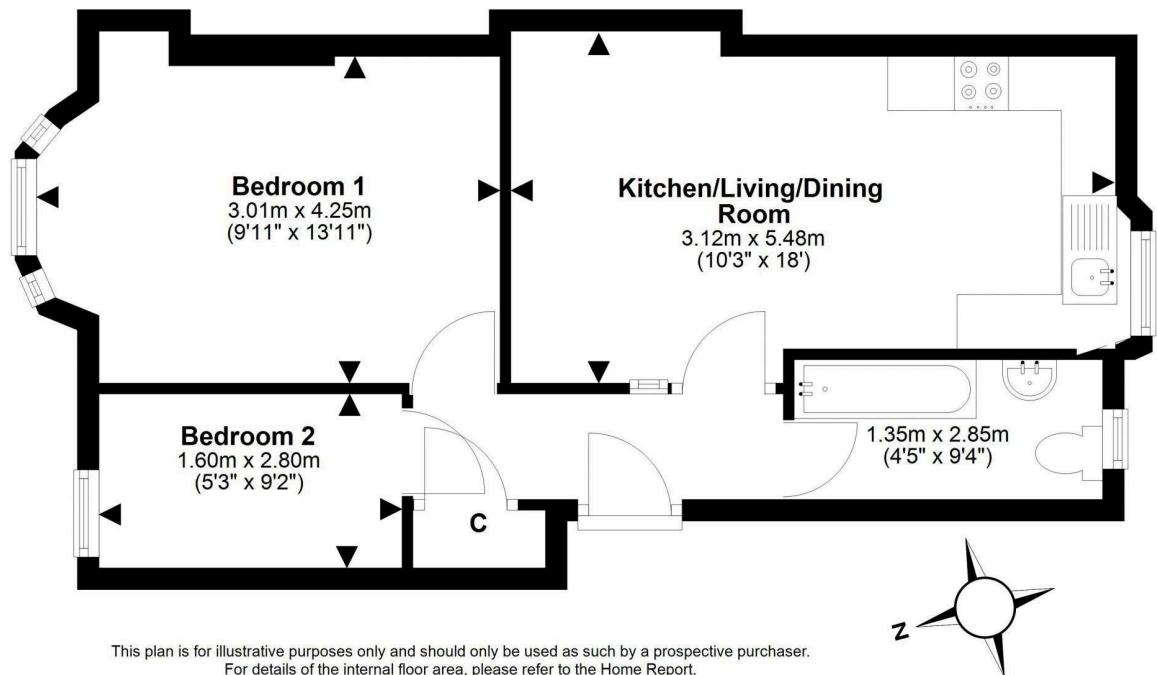
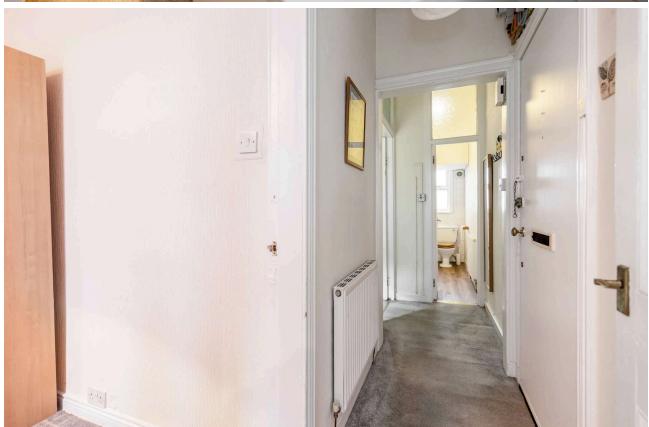
All fittings and fixtures will be included in the sale. The sale will also include two wardrobes, bathroom cabinet, light shades, and coat rack.

PRICE & VIEWING: Please refer to our website, www.warnerslplp.com or call us on 0131 667 0232.



Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.