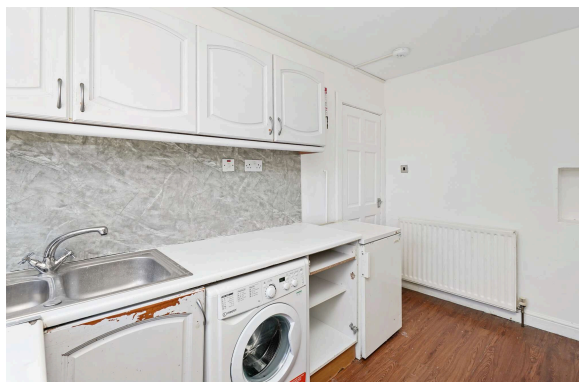




30C Forrester Park Avenue  
CORSTORPHINE | EDINBURGH | EH12 9AW

  
**warners**  
solicitors & estate agents



## 30C Forrester Park Avenue

CORSTORPHINE | EDINBURGH | EH12 9AW

Warners are delighted to present this generously proportioned three-bedroom first-floor flat, set within a well-maintained purpose-built development in the ever-popular suburb of Corstorphine. Offering spacious accommodation and excellent potential, the property would benefit from light modernisation, making it an ideal opportunity for buyers seeking to create a comfortable family home or a rewarding investment.

The accommodation is well laid out and begins with a welcoming entrance hall, leading to a bright and spacious front-facing living room, perfect for both relaxing and entertaining. The kitchen is fitted with a range of base and wall-mounted units, providing ample storage and workspace. There are three well-sized bedrooms, offering flexibility for family living, home working, or guest accommodation, alongside a family bathroom. Further benefits include excellent storage throughout, gas central heating, double glazing, and access to a communal drying green.

The property enjoys a highly convenient location within Corstorphine, to the west of Edinburgh city centre. A wide selection of local amenities is available within easy walking distance, including Tesco Extra and Lidl supermarkets. The area is particularly well served by public transport, with regular bus and tram services providing swift access to the city centre, Edinburgh Airport, Hermiston Gait, and The Gyle. Well-regarded schooling is available at all levels, from nursery through to secondary, while Edinburgh College and Napier University's Sighthill campus are also nearby. For those commuting by car, the city bypass and central motorway network are easily accessible.

- Spacious three-bedroom first-floor flat in popular Corstorphine development
- Excellent opportunity for light modernisation and value enhancement
- Bright front-facing living room and well-proportioned accommodation throughout
- Excellent storage, gas central heating and double glazing
- Outstanding transport links via bus, tram, and easy motorway access
- Strong local amenities and well-regarded schooling within walking distance

Council tax B, energy rating C

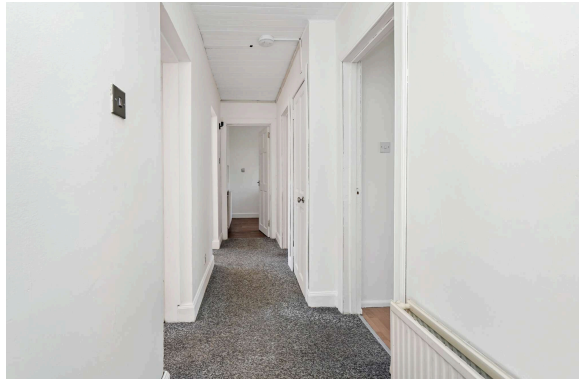
There is no factor fee associated with this property

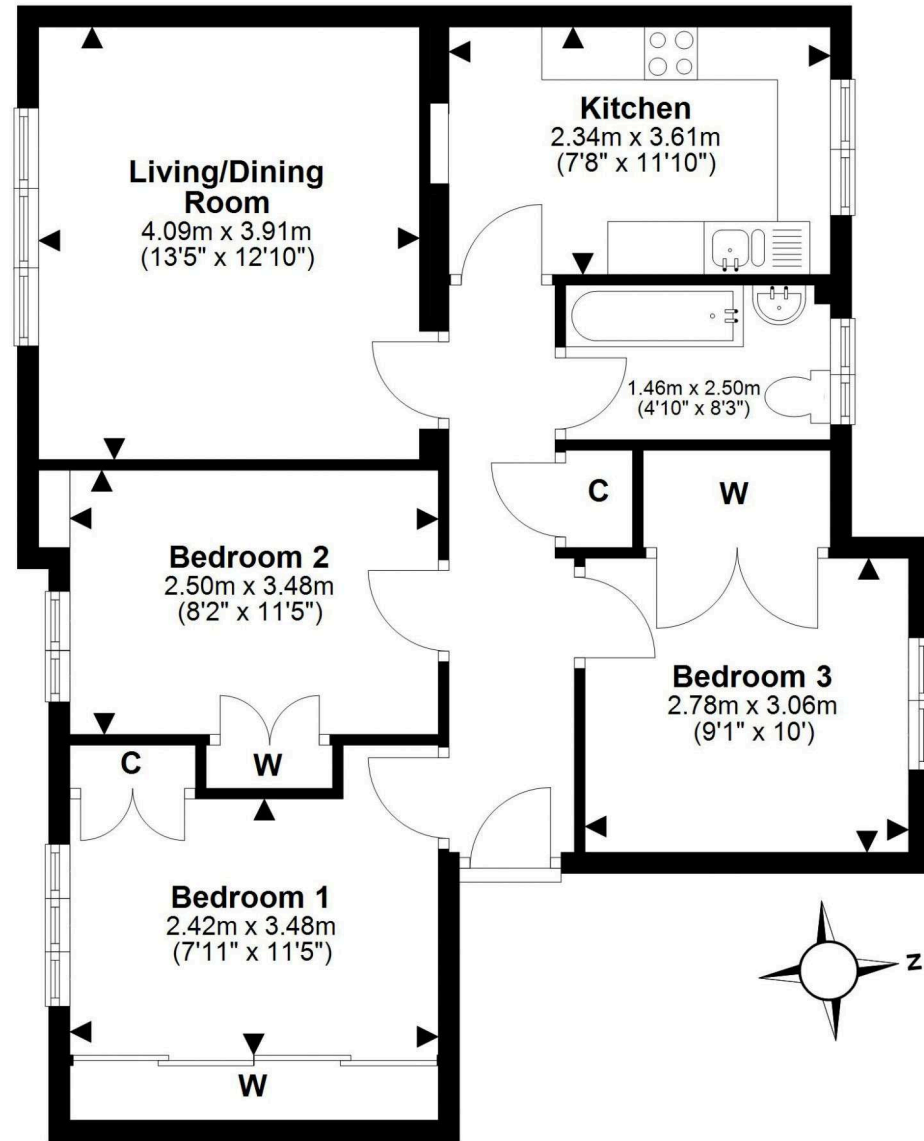
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.





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.