



Flat 6, 5 Ashwood Gait, Edinburgh, EH12 8PE

Immaculately presented first-floor flat forming part of an exclusive modern development in an enviable setting on Corstorphine Hill. Finished to a high standard and offered in true move-in condition, this stylish and generously proportioned home is distinguished by its impressive dual-aspect living space, full-height windows and twin Juliet balconies, which create a wonderfully bright and airy interior.

Further benefits include gas central heating, double glazing and a secure entry system. Externally, residents enjoy access to a private car park, a communal bicycle store and beautifully maintained landscaped gardens surrounding the development.

The accommodation comprises:

- Welcoming entrance hall with a useful storage cupboard
- Impressive dual-aspect living and dining room, flooded with natural light from full-height windows and enhanced by twin Juliet balconies
- Contemporary, well-equipped kitchen fitted with pale wood-effect wall and base units featuring a distinctive horizontal grain and brushed-metal bar handles, complemented by light-grey stone-effect laminate worktops and matching upstands. The appliances include a gas hob with extractor hood, electric fan oven, dishwasher, washing machine and fridge freezer
- Spacious principal bedroom with built-in wardrobes



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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- Further generously proportioned double bedroom
- Well-appointed, partially tiled bathroom featuring a bath, separate shower enclosure, WC and fitted furniture incorporating a wash-hand basin

Location

The property enjoys a desirable position on Corstorphine Hill, within one of Edinburgh's most highly regarded residential areas. Combining a peaceful, leafy setting with exceptional convenience, it is ideally placed for access to the city centre, Edinburgh Airport, the Forth Bridges, M8, M9 and City Bypass. Frequent bus services are also available within easy walking distance.

Corstorphine offers a superb selection of independent shops, cafés, bars and restaurants, together with an excellent range of everyday amenities along St John's Road. More extensive retail facilities can be found nearby at The Gyle Shopping Centre and Hermiston Gait.

For outdoor recreation, the extensive woodland trails and scenic viewpoints of Corstorphine Hill are close at hand, while Edinburgh Zoo and a variety of sports and leisure clubs are also within easy reach.

The property lies within the catchment areas for Fox Covert Primary School, St Andrew's RC Primary School, Craigmount High School and St Augustine's RC High School.

Extras

The fixed floor coverings, blinds, curtains, light fittings and kitchen appliances are included in the sale.

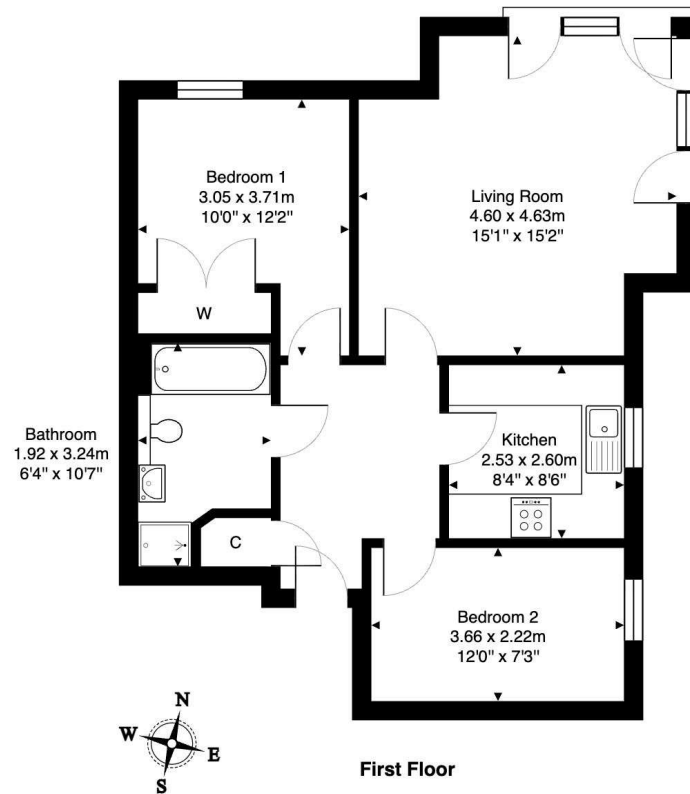
Council tax band - E







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Total Area: 60.3 m² ... 649 ft²

All measurements are approximate and for display purposes only.

DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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