5 (flat 11) Ashwood Gait, Corstorphine, Edinburgh, EH12 8PE

Connor Malcolm



5 (flat 11) Ashwood Gait | Corstorphine | Edinburgh | EH12 8PE

Description

Bright dual-facing top floor flat situated within a mature modern development enjoying an extremely convenient location, close to a good range of amenities and super transport links. This attractive apartment would make an excellent home for an individual or couple and offers comfortable and light filled living space.

- Central reception hallway with fitted storage
- Living/dining room
- Well appointed kitchen
- Two good sized double bedrooms
- Bathroom consisting of a modern white thee piece suite having a separate shower enclosure
- Gas central heating and double glazing ensure year round comfort and efficiency
- Attic storage
- Secure entry system
- Residents parking

Extras

The blinds, oven, hob, washing machine, dishwasher and fridge/ freezer are included.

Factor

The development is factored by Hacking & Paterson for approx. £70 per month according to the vendor. This includes maintenance of communal areas and buildings insurance.

EPC Rating: B







Location

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 is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, Sainsbury's and Scotmid. The nearby Gyle Shopping Centre boasts a wide variety of 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.

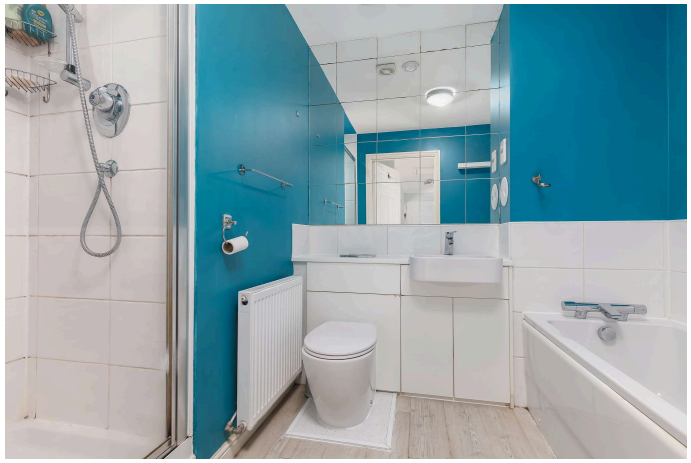
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.









Ashwood Gait,
Edinburgh,
Midlothian, EH12 8PE

SquareFoot

Approx. Gross Internal Area
654 Sq Ft - 60.76 Sq M
For identification only. Not to scale.
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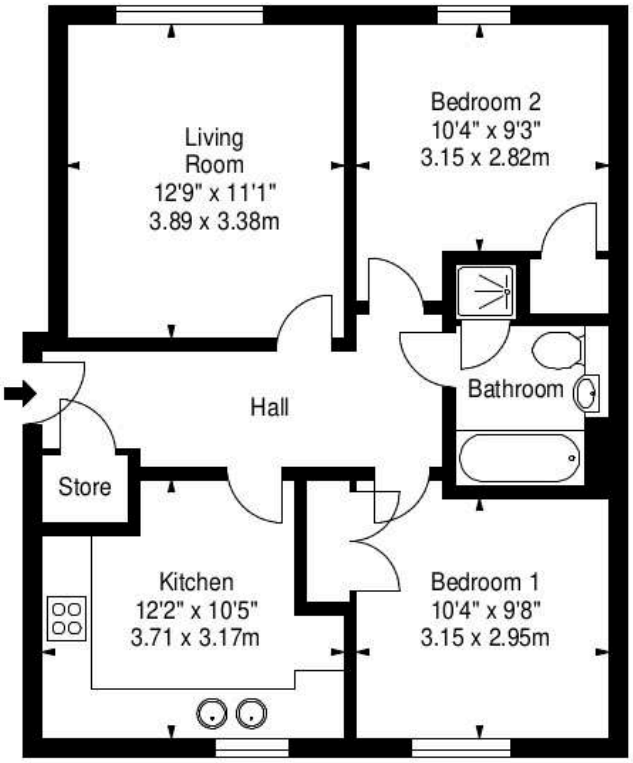

Third Floor

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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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