



# Corstorphine

15B Forrester Park Drive  
EH12 9AX



## Ground Floor Flat

OFFERS OVER £165,000

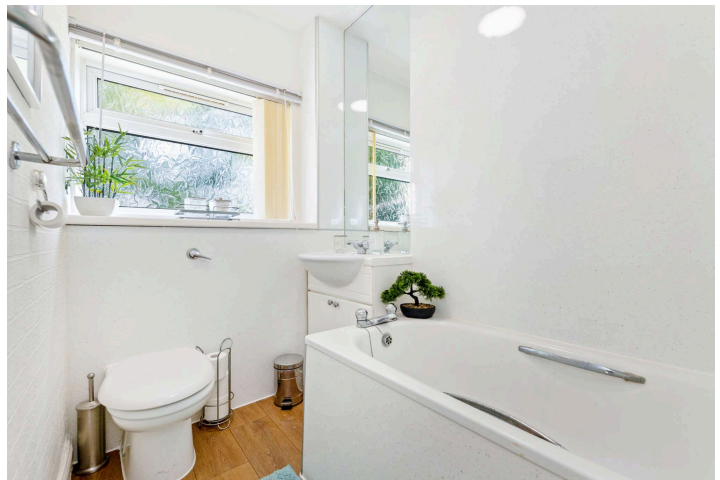
- Hallway with built in storage
- Living room
- Kitchen
- 2 bedrooms
- Bathroom
  
- Electric heating
- Communal rear gardens
- Private garage (with electricity)
- Unrestricted on street parking in area
- Excellent first time buy or investment property
- Double glazing

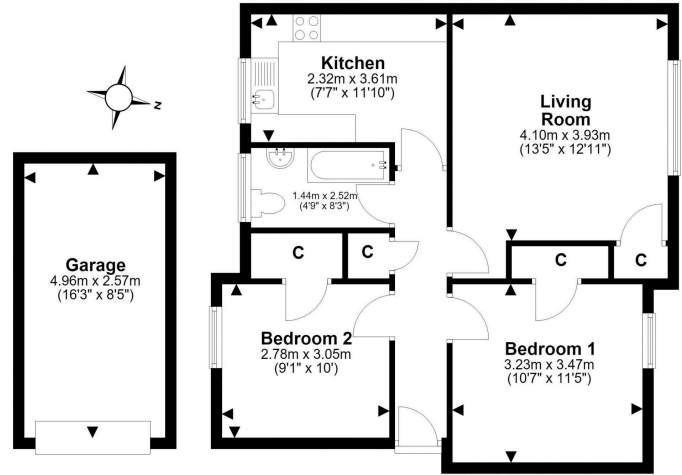


Viewings - by appointment call  
Beveridge & Kellas on 0131 554 6321









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.

This two bedroomed ground floor flat would be ideal for a first-time buyer or investor. The area offers excellent amenities and schooling as well as quick access into town. There are a range of local shops and services as well as larger supermarket options nearby including an Aldi and Sainsburys, and the Gyle Shopping Centre with a choice of high street stores. Recreational facilities are nearby with Edinburgh Zoo, Murrayfield Rugby Stadium, Saughton Sports Complex, and the Carrick Knowe Golf Club all within easy reach. In addition, there are leafy walks at nearby Corstorphine Hill or in Saughton Public Park and Rose Gardens. Excellent bus and tram links take you into the city centre as well as Edinburgh Airport, and the City Bypass, M8 and M9 motorway networks are all close by.

Accessed via a communal stair, the flat opens into a hallway which features a handy storage cupboard and gives access to the rest of the accommodation. The bright and generous sized living room is found to the front of the property. To the rear is a kitchen featuring base and wall units, breakfast bar, integrated oven and electric hob, free-standing fridge freezer, tumble dryer, and a washing machine. To the front of the property is a double bedroom with a built-in wardrobe, and a second double bedroom is found to the rear.

Completing the accommodation is a rear facing bathroom with WC, bath with overhead electric shower unit, and a wash hand basin.

The property benefits from a shared rear drying area, electric heating, double glazing, private garage with electricity, and unrestricted on street parking in surrounding area.

## EXTRAS

All aforementioned white goods, floor coverings, light fittings, blinds, and curtains are to be included in the sale (no warranties to be given).

## OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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