



8G Forrester Park Gardens

Corstorphine, Edinburgh, EH12 9AB

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Well-presented with mostly modern fixtures and fittings and neutral décor throughout, this third/top-floor flat forms part of an established development in Corstorphine and boasts far-reaching views encompassing the iconic Edinburgh Castle and Arthur's Seat. The flat offers two bedrooms, a spacious reception room, a kitchen, and a bathroom, plus access to shared gardens and unrestricted on-street parking.

A shared entrance and stairwell lead to the flat's front door on the third floor, where an inviting hallway (with built-in storage) welcomes you inside. At the end of the hall to the left, you step into a spacious reception room, offering ample space for configurations of lounge and dining furniture. A large southwest-facing window captures sunny natural light throughout the day, and stylish grey décor is accompanied by a fitted carpet for optimum comfort underfoot. The room also benefits from built-in storage. The kitchen neighbours the reception room (a handy serving hatch connects them) and is fitted with modern white wall and base cabinets, spacious worktops, and splashback tiles. Integrated appliances comprise an oven, hob, and extractor hood, whilst a freestanding fridge/freezer and undercounter washing machine are included.

Features

- Third/top-floor flat in Corstorphine
- Shared entrance and stairwell
- Entrance hallway with built-in storage
- Spacious, southwest-facing living/dining room
- Bright fitted kitchen
- Two double bedrooms with built-in storage
- Bathroom with shower-over-bath
- Access to shared gardens
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D







“The kitchen is fitted with modern white wall and base cabinets, spacious worktops, and splashback tiles”





The flat's two double bedrooms both offer plenty of space for furniture and are accompanied by excellent built-in storage. They are both also neutrally decorated and comfortably carpeted. Finally, a bright bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a glazed screen, a basin set into vanity storage, and WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the development is accompanied by shared gardens and unrestricted on-street parking can be found on Forrester Park Gardens.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge/freezer, and washing machine will be included in the sale. The bedroom chest of drawers can also be included if desired.

Corstorphine, Edinburgh

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, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a 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, and tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a short drive away, with two tram stops within close proximity. 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 to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessed.

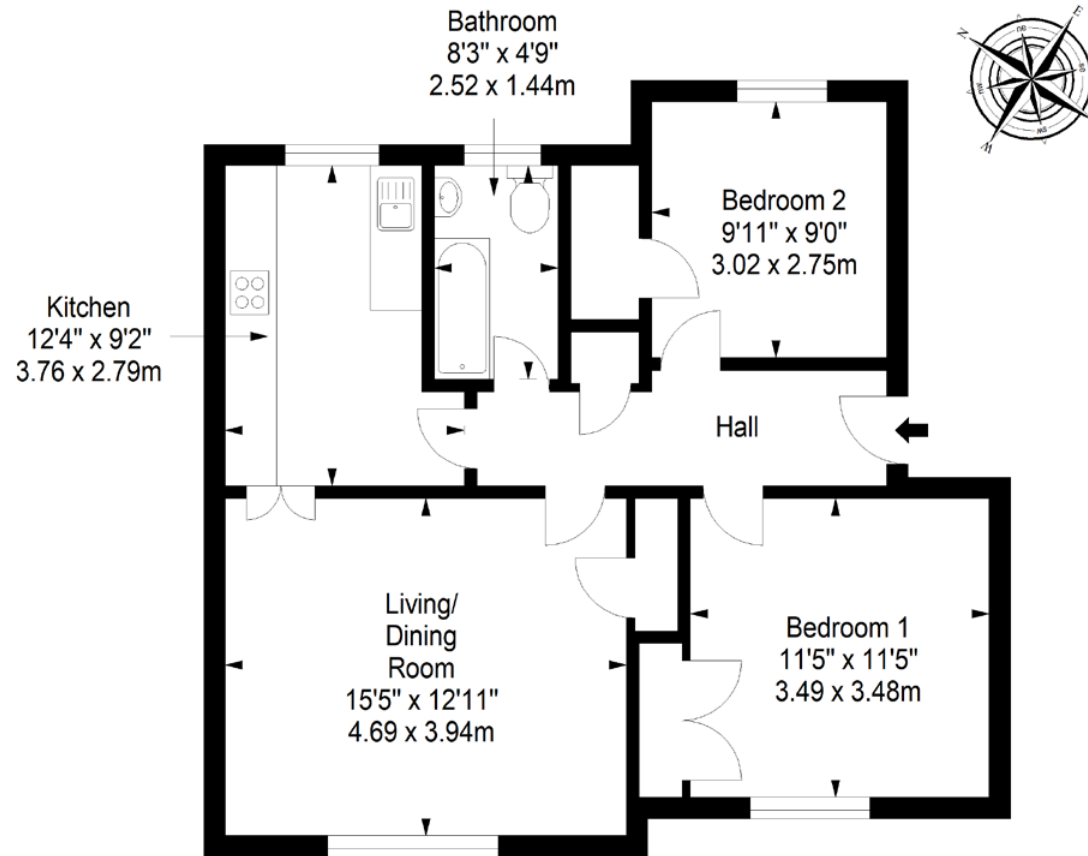




Floorplan

Third Floor

Approx. 65.7 sq. metres (707.2 sq. feet)



Total area: approx. 65.7 sq. metres (707.2 sq. feet)

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