




McEwan Fraser Legal
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160/2 Glasgow Road
CORSTORPHINE, EDINBURGH, EH12 8LS

Corstorphine

EDINBURGH, EH12 8LS

The property is situated within the ever-popular residential area of Corstorphine, just west of Edinburgh City Centre. There are excellent local amenities within walking distance including a 24-hr Tesco and ample choice of shops, restaurants and bars. More extensive shopping facilities can be found at the nearby Gyle Shopping Centre which has an excellent selection of high street stores and restaurants, including a Marks and Spencers and a large Morrisons.

Leisure facilities can be found at the David Lloyd Leisure Centre, Edinburgh Zoo, Capital Hotel, Carrick Knowe and Royal Burgess Golf Courses and Corstorphine Hill.

There is an excellent bus service just a few minutes walk from the property which will take you to the City Centre, Edinburgh International Airport, Edinburgh Business Park, Gogarburn and a City Link direct route to Glasgow City Centre. The Edinburgh City Bypass is within minutes drive of the property and provides access to a number of areas within the city, East Lothian and the A1. The property is ideally placed for easy access to the M8 and M9 motorway networks.

Fox Covert Primary School is a few minutes walk from the property and Craigmount High School is nearby.





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“... an established modern development within the highly desirable, high amenity area of Corstorphine ...”

Immaculately presented, three-bedroom, ground floor flat forming part of an established modern development within the highly desirable, high amenity area of Corstorphine. The front of the house is south facing allowing for plenty of natural light. Freshly decorated and in true move-in condition, this home would make an excellent purchase for professionals, first-time buyers or buy to let investor.

The accommodation comprises a welcoming hallway, spacious lounge/dining room with bay window, spacious kitchen with bay window and ample space for dining table, two good sized double bedrooms with built in wardrobes the master of which has a three-piece en-suite shower room, and a single bedroom. There is also the main bathroom with a three-piece suite including shower.

In addition, the property boasts double glazing, gas central heating, secure entry system, additional storage in the main stairwell, bike store in the car park and ample residents private parking.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.49m (18') x 3.41m (11'2")
Kitchen	3.82m (12'6") x 2.64m (8'8")
Bedroom 1	3.50m (11'6") x 2.79m (9'2")
En-suite	1.76m (5'9") x 1.53m (5')
Bedroom 2	3.40m (11'2") x 2.85m (9'4")
Bedroom 3	3.40m (11'2") x 1.80m (5'11")
Bathroom	2.00m (6'7") x 1.78m (5'10")

Gross internal floor area (m²): 74m² | EPC Rating: C

Extras (Included in the sale): It is worth noting that this property is being sold as seen and all furniture in the property will be included in the sale.

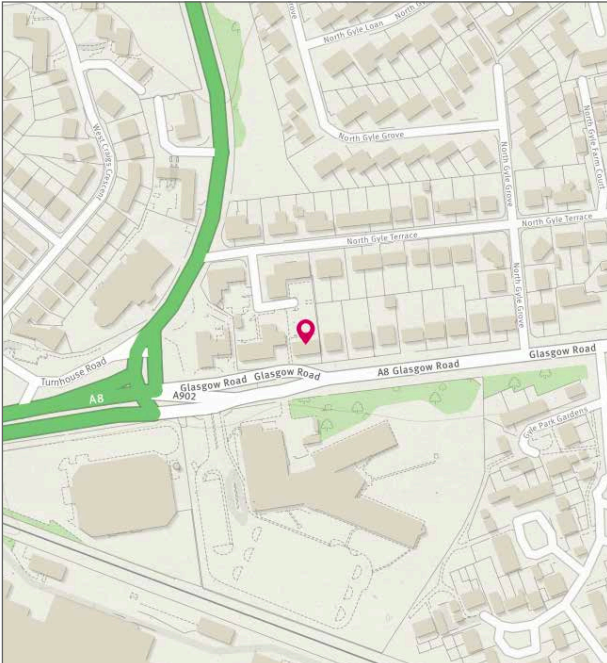


Image credit: <https://www.outdoor-survey.co.uk/omaps/>



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