







This property is situated in the Corstorphine area of Edinburgh, ideally placed for local shopping, transport, educational and recreational facilities.

Local shopping can be found close by at the Gyle Shopping Centre with its major high street outlets namely Marks & Spencers and Morrisons to name but a few and here you will find everything for all your monthly requirements.

There is an excellent bus service a few minutes from the property which will take you east into the city centre and beyond or heading west to Edinburgh Airport and the outskirts, there is also South Gyle train station which is within an easy walking distance of the property. The Edinburgh City Bypass is within minutes' drive from the property and provides access to a number of areas within the city and to East Lothian and the A1. The property is also ideally placed for easy access to the M8 and M9 motorway networks.

Local state and private schools are also a short distance from the property as is a wide range of recreational facilities.





McEwan Fraser Legal is delighted to bring to the market this extended two-bedroom top floor modern flat. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. The property is finished to an excellent standard throughout.

In more detail, the property consists of a hallway providing excellent storage. The bright and airy extended lounge/kitchen allows for free standing furniture and numerous furniture configurations. The kitchen comes complete with floor to ceiling units, hob, oven, hood, integrated dishwasher and fridge freezer. There is ample space for a dining table for more formal dining with family and friends. There is a utility room which provides excellent storage and comes with space for a washing machine/tumble dryer.

There are two very good sized bedrooms both bright and airy and allowing for free-standing furniture if required, one with a good-sized en-suite shower room. To complete the accommodation is the tiled three-piece bathroom which comes with a shower over bath, wash hand basin and WC.

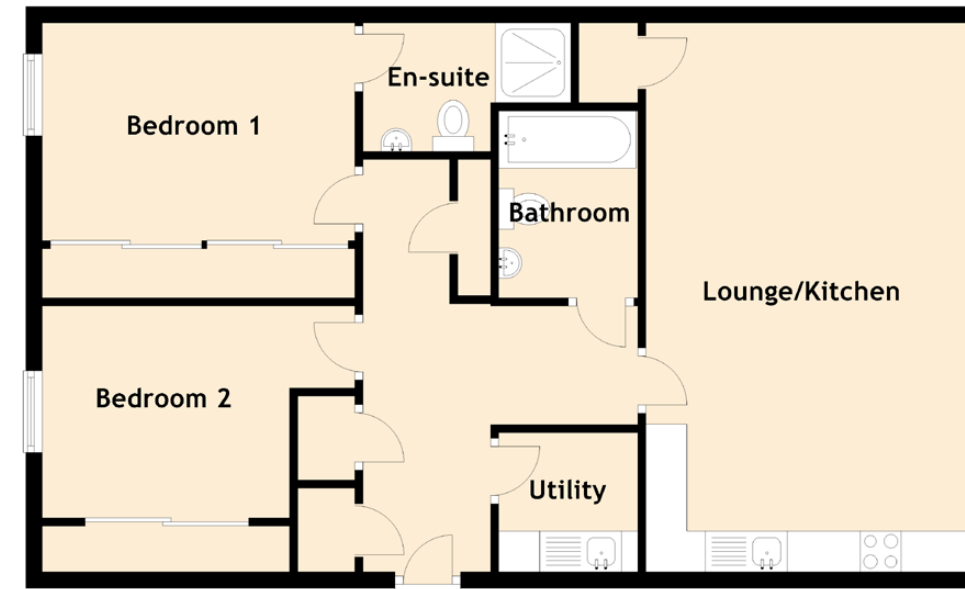
Externally there are well maintained communal grounds and off-street residents parking.

The property also benefits from gas central heating and double glazed windows.

Early viewing recommended.



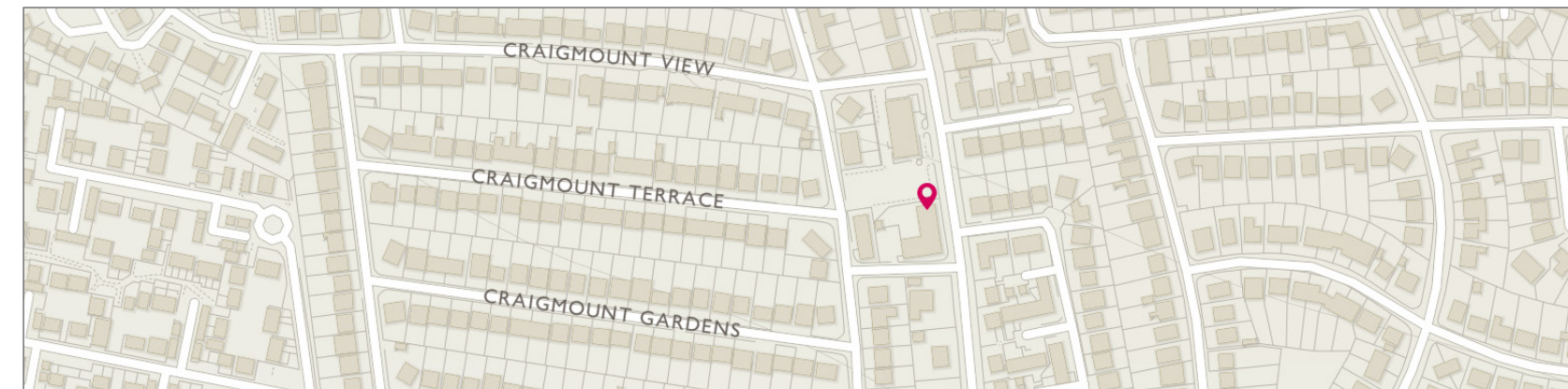




Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	6.75m (22'2") x 3.97m (13')
Utility	1.70m (5'7") x 1.70m (5'7")
Bedroom 1	3.82m (12'6") x 2.66m (8'9")
En-suite	2.54m (8'4") x 1.57m (5'2")
Bedroom 2	3.80m (12'6") x 2.59m (8'6")
Bathroom	2.33m (7'8") x 1.93m (6'4")

Gross internal floor area (m<sup>2</sup>): 77m<sup>2</sup> | EPC Rating: B







# McEwan Fraser Legal

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