



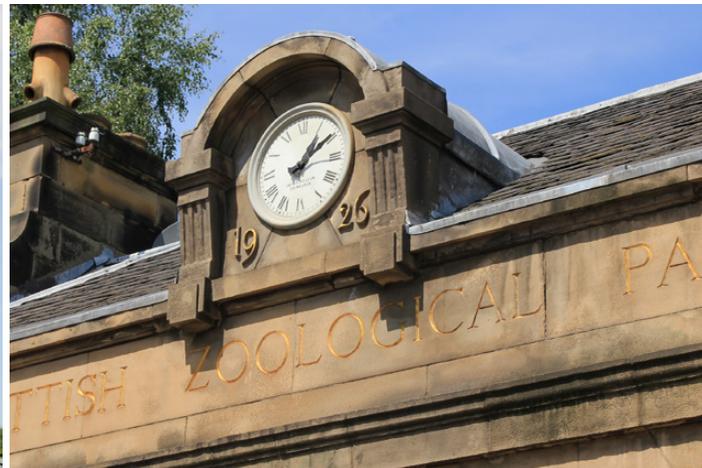

McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

6F Forrester Park Green

CORSTORPHINE, EDINBURGH, EH12 9AP



Corstorphine, Edinburgh

This property is situated in the Corstorphine district 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 easy walking distance of the property.

The Edinburgh City Bypass is within a few 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.



Lounge, Kitchen & Hallway



An excellent opportunity has arisen to acquire this highly desirable two-bedroom top-floor flat, making for an ideal buy-to-let opportunity while being well located within the popular Corstorphine area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while some may wish to carry out minor modernisation and briefly consisting of an entrance hallway with a storage cupboard, a bright and spacious dual aspect lounge with a feature gas fire and a large storage cupboard and a dual aspect, partially tiled kitchen, with an integrated 4 gas hob / oven and extractor hood.

There are two spacious double bedrooms, both of which have double built-in wardrobes and a three-piece, partially tiled bathroom.

This property also benefits from; gas central heating, full double glazing, communal garden grounds surrounding the property with more than adequate on-street parking to accommodate for residents and visitors alike.



**Approximate Dimensions
(Taken from the widest point)**

Lounge	4.70m (15'5") x 3.95m (13')
Kitchen	3.77m (12'4") x 2.80m (9'2")
Bedroom 1	3.48m (11'5") x 3.46m (11'4")
Bedroom 2	3.09m (10'2") x 2.80m (9'2")
Bathroom	2.54m (8'4") x 1.45m (4'9")

Gross internal floor area (m²):

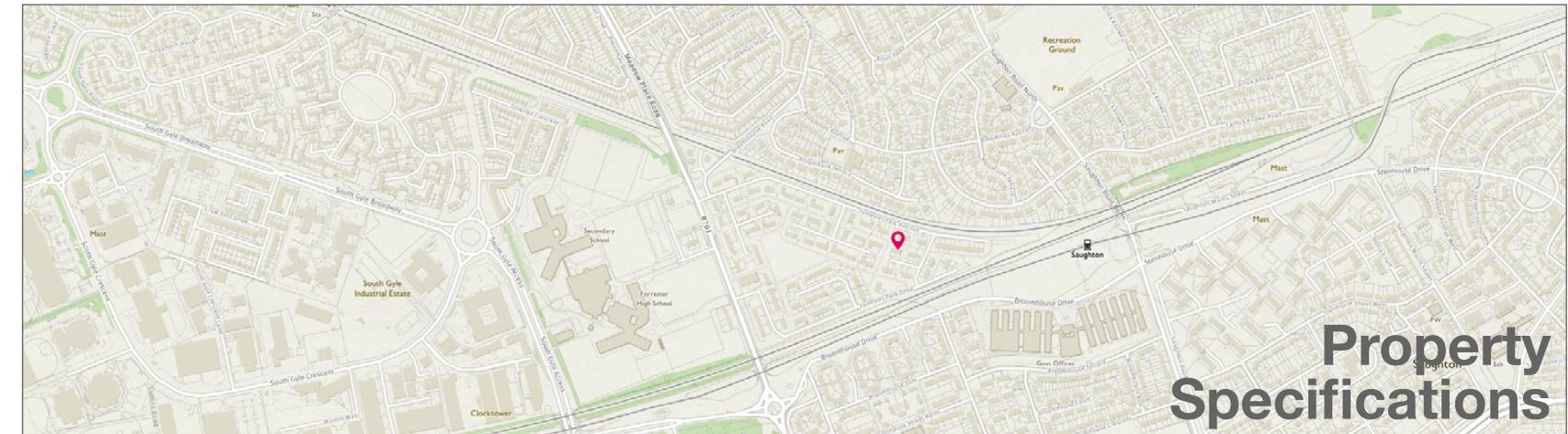
TBCm²

EPC Rating:

TBC

Extras (Included in the Sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

Bedrooms & Bathrooms



Property Specifications

Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>




McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Designer