




McEwan Fraser Legal

Solicitors & Estate Agents

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2D Forrester Park Drive

CORSTORPHINE, EDINBURGH, EH12 9AU

Corstorphine

EDINBURGH, EH12 9AU

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.



2D Forrester Park Drive

An excellent opportunity has arisen to acquire this spacious two bedroom first 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 excellent decorative order, briefly consisting of; an entrance hallway with a linen cupboard, a bright and spacious lounge/diner with a utility cupboard and a fully fitted, partially tiled kitchen, which benefiting from an integrated 4 gas hob/oven, extractor hood and optional access hatch to the lounge.

There are also two spacious bedrooms, both with built-in wardrobes and a three-piece, fully tiled bathroom with an over-head shower.

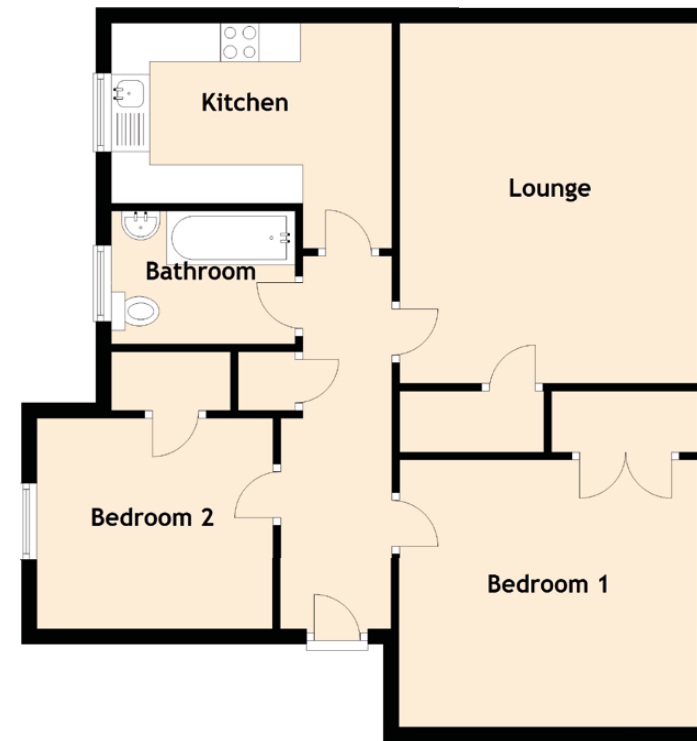
This property also benefits from; secure door entry system, gas central heating, full double glazing, communal garden grounds surrounding the property and off-street residents parking with more than adequate visitor spaces also available.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.92m (12'10")
Kitchen	3.66m (12') x 2.34m (7'8")
Bedroom 1	3.49m (11'5") x 3.45m (11'4")
Bedroom 2	3.08m (10'1") x 2.75m (9')
Bathroom	2.57m (8'5") x 1.43m (4'8")

Gross internal floor area (m²): 59m² | EPC Rating: D

Extras (Included in the Sale) : Fridge/freezer, washing machine and all fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings.

Please note, other items may be available through separate negotiation.

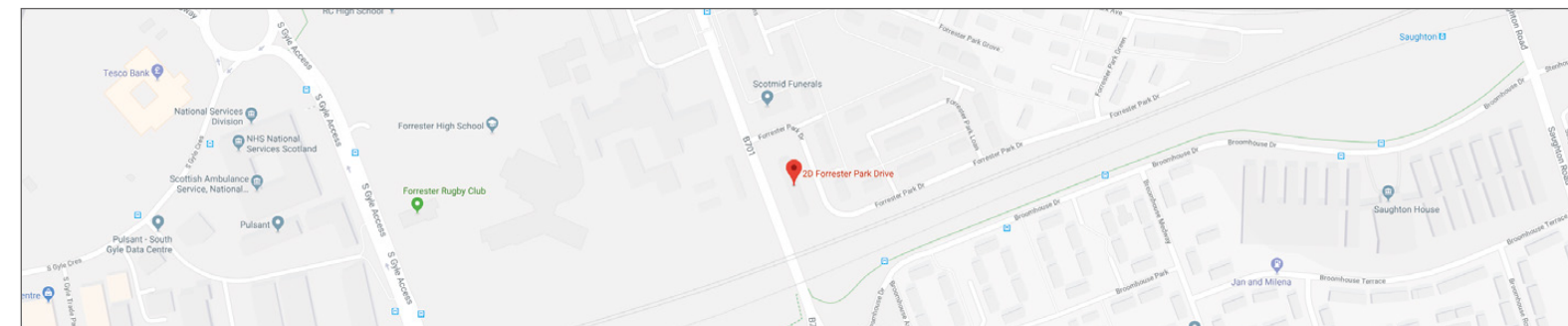


Image credit: <https://www.google.com/maps>




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