

Flat 6, 1 Pinkhill Park

EDINBURGH, EH12 7FA



This spacious three-bedroom apartment forms part of a stylish modern development that backs onto Carrick Knowe Golf Course



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McEwan Fraser is delighted to present this spacious three-bedroom apartment which is offered to the market chain free. The property forms part of a stylish modern development that backs onto Carrick Knowe Golf Course. The property benefits from gas central heating, double glazing, a secure entry system, lift access, a secure underground car park, a shared locked bike store, and well-maintained communal grounds.

THE KITCHEN/LIVING ROOM



Internally, the accommodation is focused on a spacious open-plan kitchen/living room which falls naturally into leisure, dining, and cooking zones. Neutrally decorated, bright, and finished with a mixture of carpet and quality laminate flooring, this is an incredibly sociable space and a new owner will have plenty of flexibility to create their ideal entertaining space. The kitchen includes a full range of base and wall-mounted units that give plenty of prep and storage space for the aspiring chef. The gas hob, electric oven, washing machine, dishwasher, and fridge freezer are all integrated.





Bedroom one is a spacious double bedroom with an attached en-suite shower room. There is ample floor space for a larger-style frame bed and a full range of supporting furniture. Bedroom two is also a generous double bedroom that has a range of fitted furniture. Bedroom three, currently illustrated as an additional sitting room, is a further large double bedroom.

Internal accommodation is completed by the master bathroom and the main hallway which includes integrated storage. The bathroom boasts contemporary partial tiling and includes a three-piece white suite with shower over bath.

THE BATHROOM



BEDROOM 1



a spacious double bedroom with an attached en-suite shower room



BEDROOM 2



BEDROOM 3

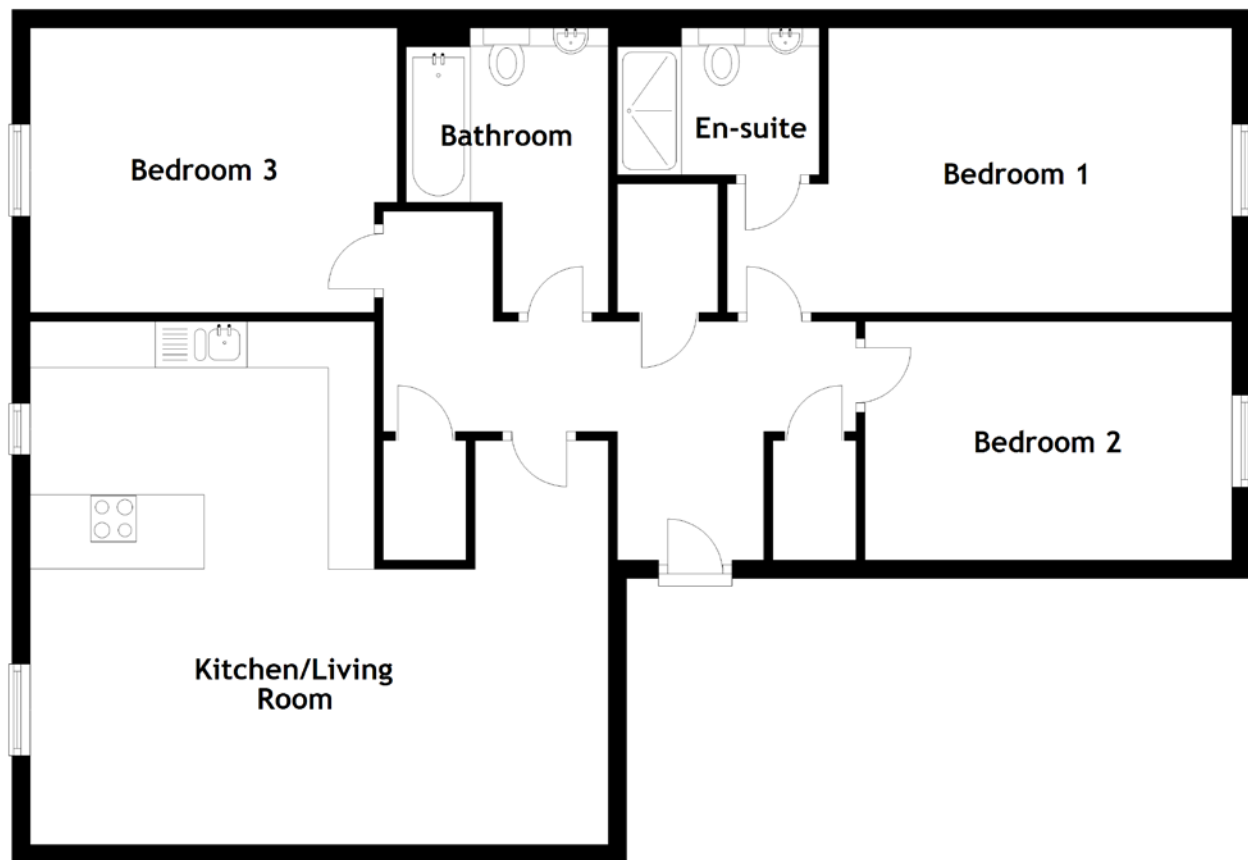


This is a fantastic apartment that represents the epitome of modern living. Internal viewing is highly recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Kitchen/Living Room	6.30m (20'8") x 5.70m (18'8")
Bathroom	2.80m (9'2") x 2.10m (6'11")
Bedroom 1	5.50m (18'1") x 2.80m (9'2")

En-suite	2.20m (7'3") x 1.60m (5'3")
Bedroom 2	4.00m (13'1") x 2.60m (8'6")
Bedroom 3	4.00m (13'1") x 3.10m (10'2")

Gross internal floor area (m²): 92m²
EPC Rating: B



THE LOCATION

Corstorphine is a sought-after residential area to the west of Edinburgh city centre. The area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, Sainsbury's, and Scotmid.





The nearby Gyle Shopping Centre boasts over 40 shops (including a Mark and Spencers) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, and badminton and squash courts.

Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. Excellent schooling can be found from nursery to secondary level nearby. For those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. 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 the South. 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.



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