

95/1 The Paddockholm

CORSTORPHINE, EDINBURGH, EH12 7XR



IMMACULATE 2-BED GROUND-FLOOR
FLAT IN SOUGHT-AFTER CORSTORPHINE



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McEwan Fraser Legal is delighted to present this immaculate two-bedroom ground-floor flat in The Paddockholm, a highly desirable residential development in the heart of Corstorphine. Offering stylish and comfortable living in true move-in condition, this property is perfect for investors seeking a prime Edinburgh location.

The flat boasts a bright and spacious lounge, ideal for relaxing or entertaining, while the well-appointed modern kitchen comes fully equipped with integrated appliances and ample storage. There are two generous double bedrooms with plenty of space for free-standing furniture.

Further benefits include double glazing, electric heating, residents' parking, and well-maintained communal gardens. The Paddockholm enjoys a peaceful setting while being just a short walk from excellent local amenities, transport links, and Corstorphine's vibrant high street, offering shops, cafés, and restaurants. This fantastic property presents a rare opportunity to secure a stylish and convenient home in a sought-after area, early viewing is highly recommended!







Bedroom 1

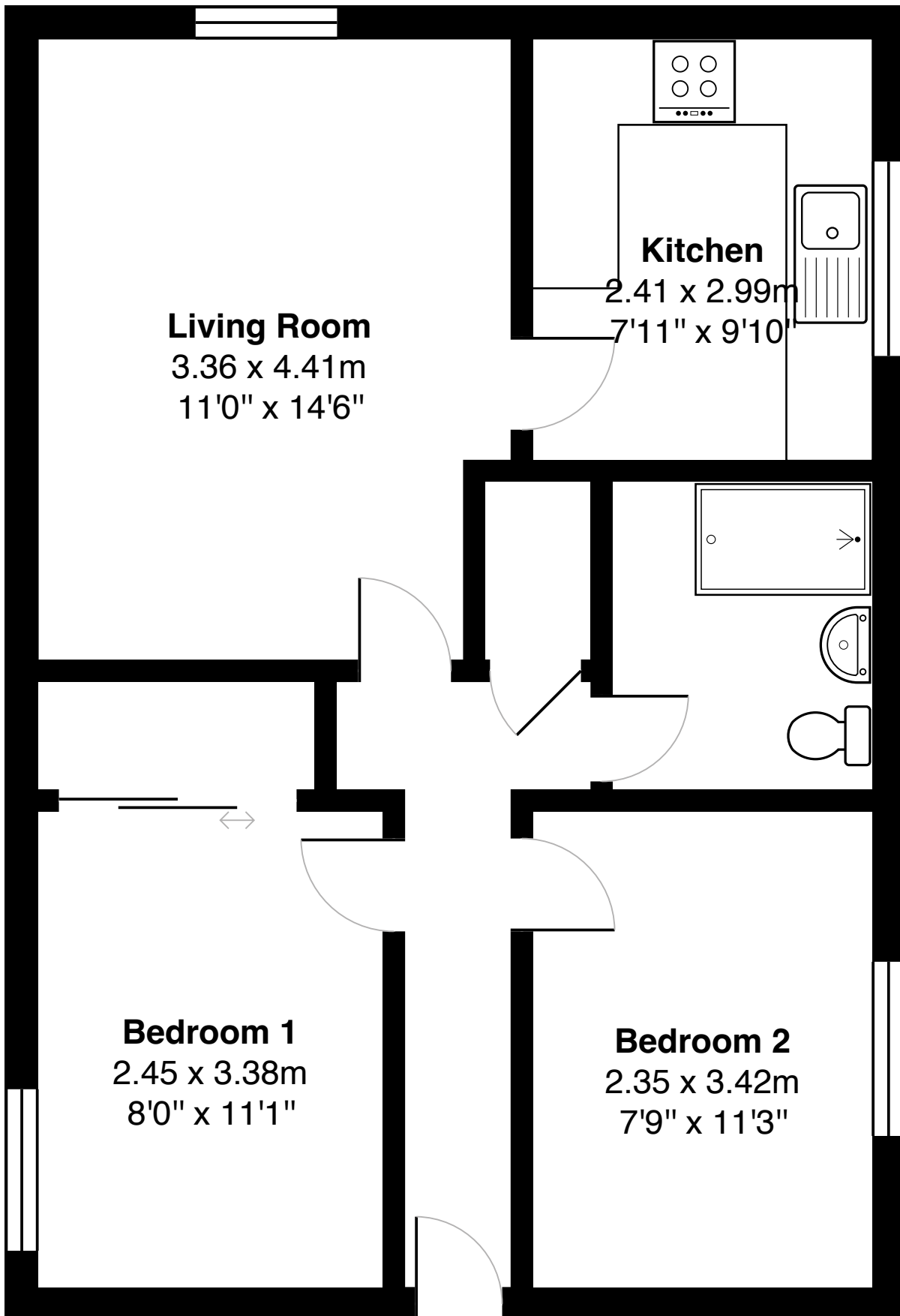




Bedroom 2







Gross internal floor area (m²): 52m²

EPC Rating: C



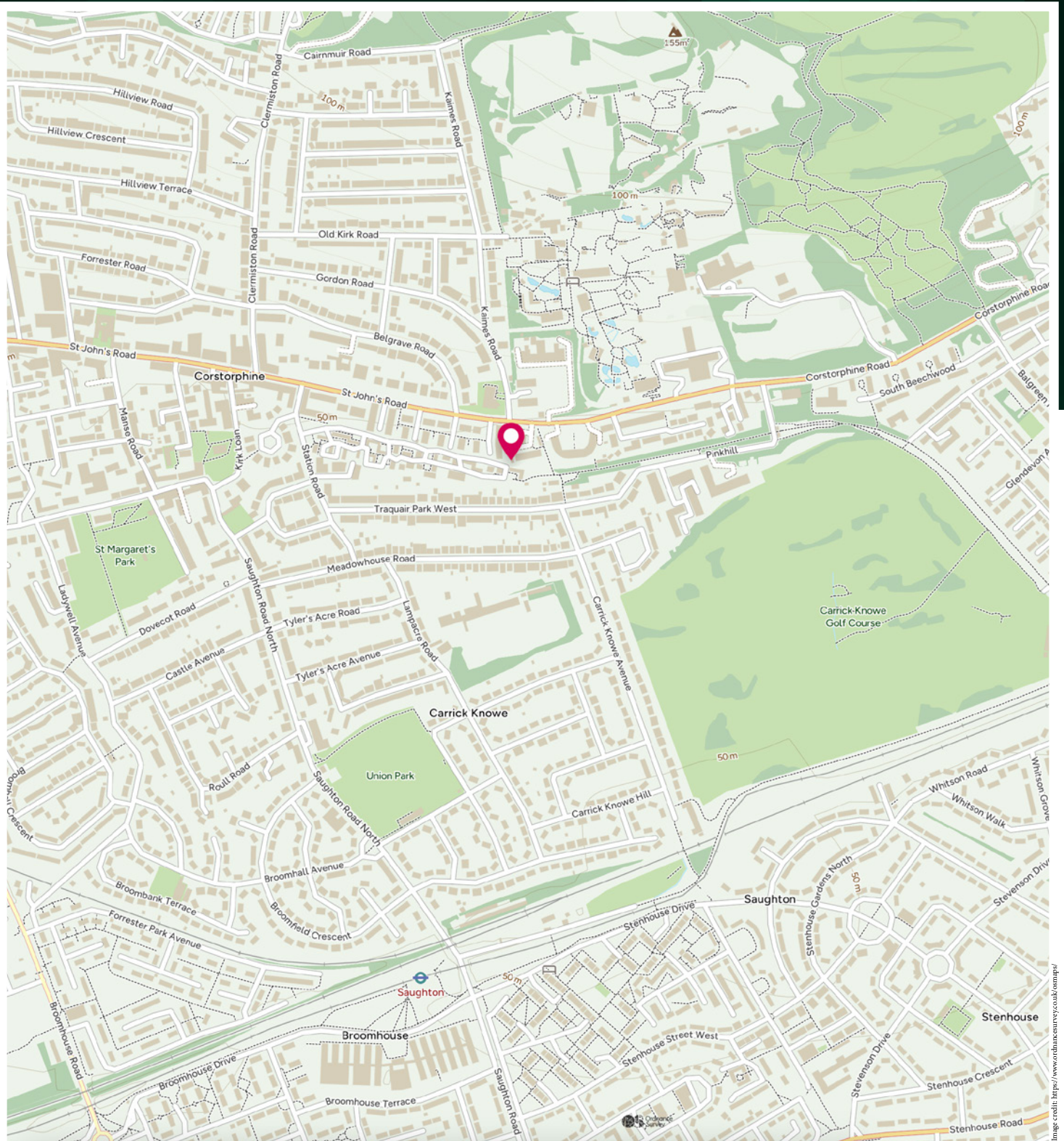
VIEW FROM CORSTORPHINE HILL

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 services 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 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 are a wide range of recreational facilities.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



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