




McEwan Fraser Legal

Solicitors & Estate Agents

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1/5 Ashwood Gait

CORSTORPHINE, EDINBURGH, EH12 8PE

CORSTORPHINE, EDINBURGH

The property is situated within the ever-popular residential area of Corstorphine, just west of Edinburgh City Centre. There are excellent local amenities within walking distance including a 24-hr Tesco and ample choice of shops, restaurants and bars. More extensive shopping facilities can be found at the nearby Gyle Shopping Centre which has an excellent selection of high street stores and restaurants, including a Marks and Spencers and a large Morrisons.

Leisure facilities can be found at the David Lloyd Leisure Centre, Edinburgh Zoo, Capital Hotel, Carrick Knowe and Royal Burgess Golf Courses and Corstorphine Hill.

There is an excellent bus service just a few minutes walk from the property which will take you to the City Centre, Edinburgh International Airport, Edinburgh Business Park, Gogarburn and a City Link direct route to Glasgow City Centre. The Edinburgh City Bypass is within minutes drive of the property and provides access to a number of areas within the city, East Lothian and the A1. The property is ideally placed for easy access to the M8 and M9 motorway networks.

Fox Covert Primary School is a few minutes walk from the property and Craigmount High School is nearby.



1 / 5 ASHWOOD GAIT

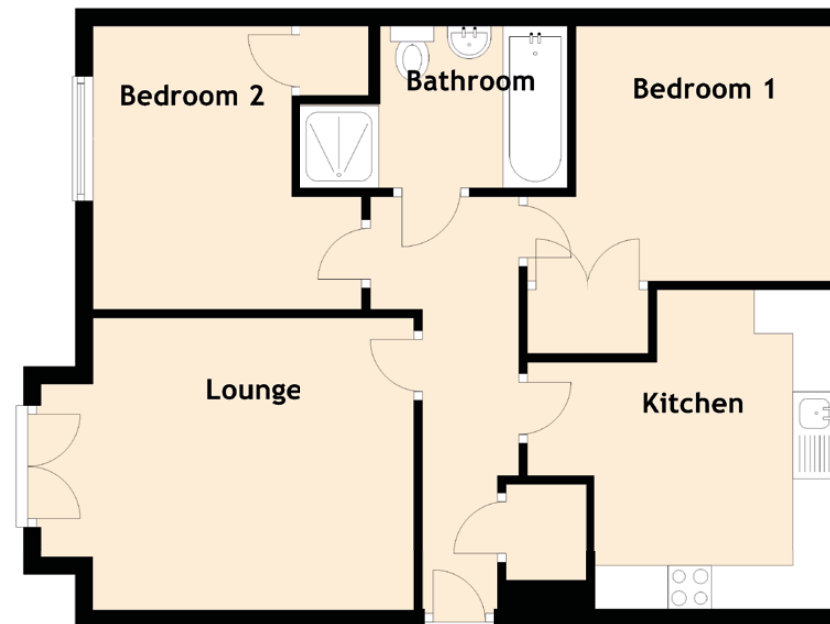
Immaculately presented, two-bedroom, first floor flat forming part of an established modern development within the highly desirable, high amenity area of Corstorphine. Freshly decorated and in true move in condition, this home would make an excellent purchase for professionals, first time buyers or buy to let investor.

The accommodation comprises a welcoming hallway, spacious lounge/dining room featuring Juliet balcony, with double patio doors opening up to views toward Corstorphine Hill, spacious kitchen with ample space for dining table, two good sized double bedrooms with fitted wardrobes and a fresh, contemporary bathroom with four-piece suite including separate shower cubicle and vanity sink with built in storage.

In addition, the property boasts double glazing, gas central heating, secure entry system, ample residents private parking, shared bike store and highly-maintained landscaped grounds.

TWO BEDROOM, MODERN FIRST FLOOR FLAT



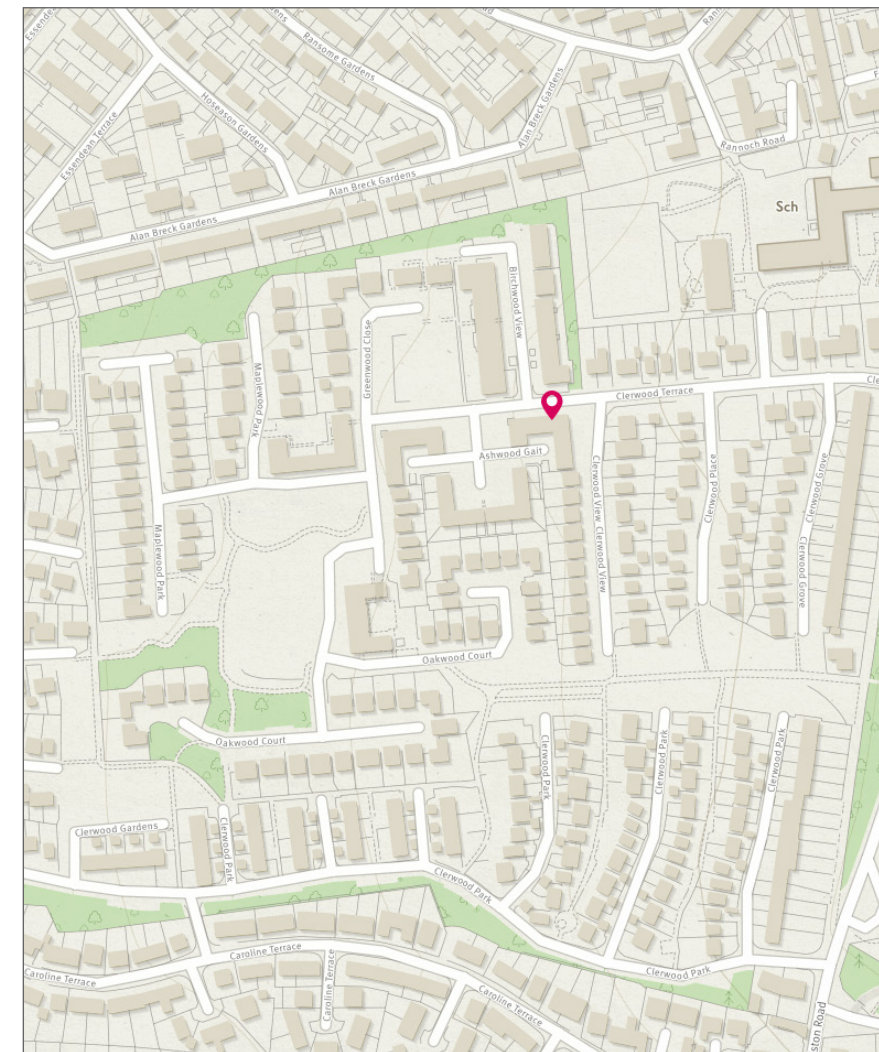


Approximate Dimensions (Taken from the widest point)

| | |
|-----------|-------------------------------|
| Lounge | 4.78m (15'8") x 3.36m (11') |
| Kitchen | 3.70m (12'2") x 3.10m (10'2") |
| Bedroom 1 | 3.16m (10'4") x 3.11m (10'2") |
| Bedroom 2 | 3.40m (11'2") x 3.10m (10'2") |
| Bathroom | 2.87m (9'5") x 1.97m (6'6") |

Gross internal floor area (m²): 64m² | EPC Rating: B

SPECIFICATIONS






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Part
Exchange
Available

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Text and description
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