

4B Forrester Park Drive

EDINBURGH, EH12 9AU



*TWO-BEDROOM GROUND-FLOOR FLAT IN
THE NORTH WESTERN AREA OF EDINBURGH*



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McEwan Fraser Legal is delighted to present this two-bedroom ground-floor flat. The property makes a perfect home for a family or a lucrative investment opportunity.

Internally the property briefly comprises of a well-sized, bright living room with plenty of floor space for a full living room suite. The kitchen at the end of the corridor is fitted with a gas hob, oven, space for a free-standing fridge/freezer, washing machine and plenty of worktop space for the keen chef.

Working back through the hall you find two double bedrooms, both with integrated wardrobe space and enough floor area for free-standing units and a three-piece bathroom suite.

In addition to this, the property includes street parking and a communal garden to the front and rear of the building. This is a great opportunity to acquire a central flat in a fantastic location.





The Kitchen





Bedroom 1

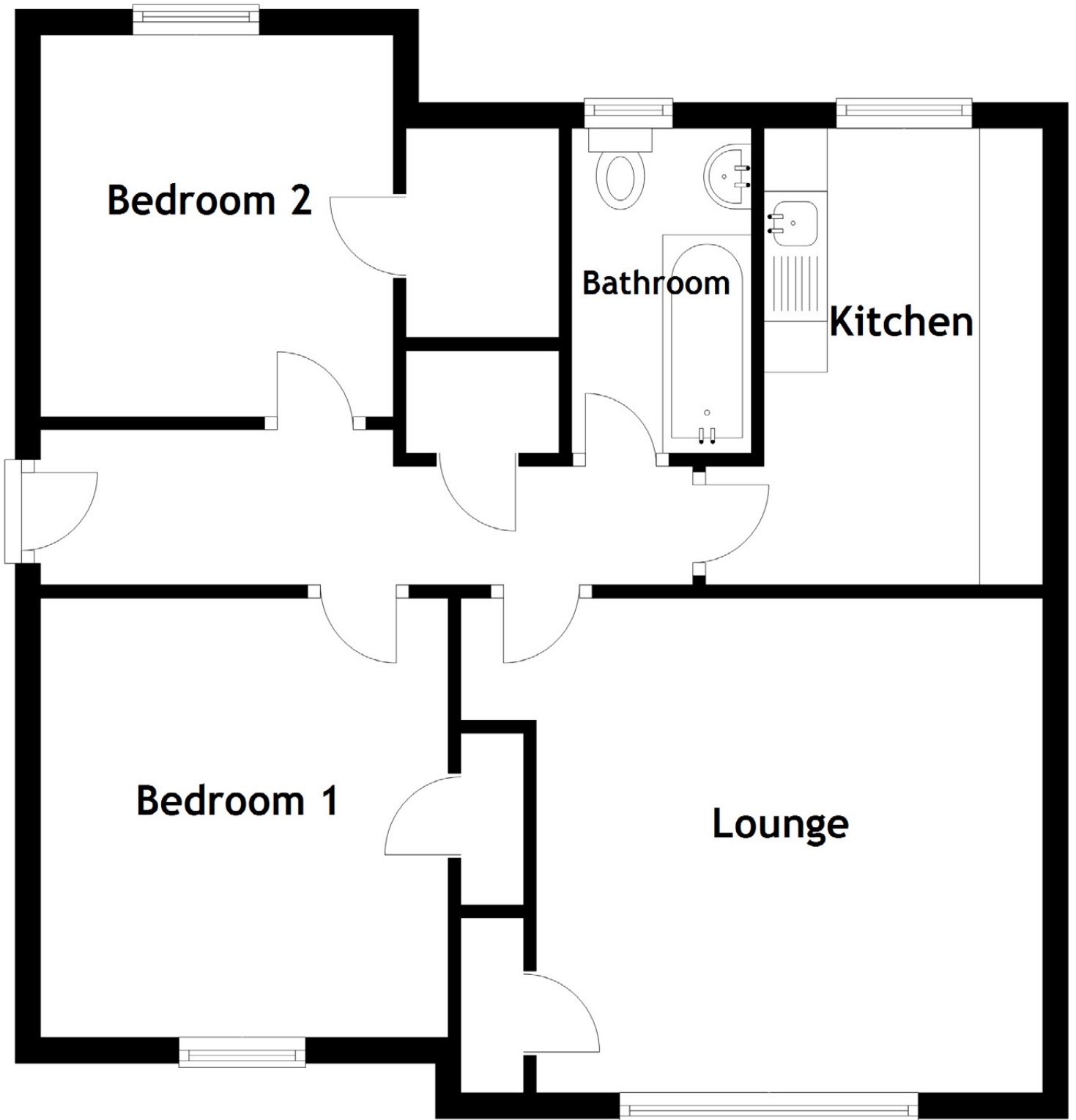




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.00m (13'2") x 3.81m (12'6")	Bathroom	2.50m (8'2") x 1.42m (4'8")
Kitchen	3.52m (11'6") x 2.67m (8'9")		
Bedroom 1	3.38m (11'1") x 3.22m (10'7")	Gross internal floor area (m ²): 60m ²	
Bedroom 2	2.94m (9'8") x 2.79m (9'2")	EPC Rating: C	

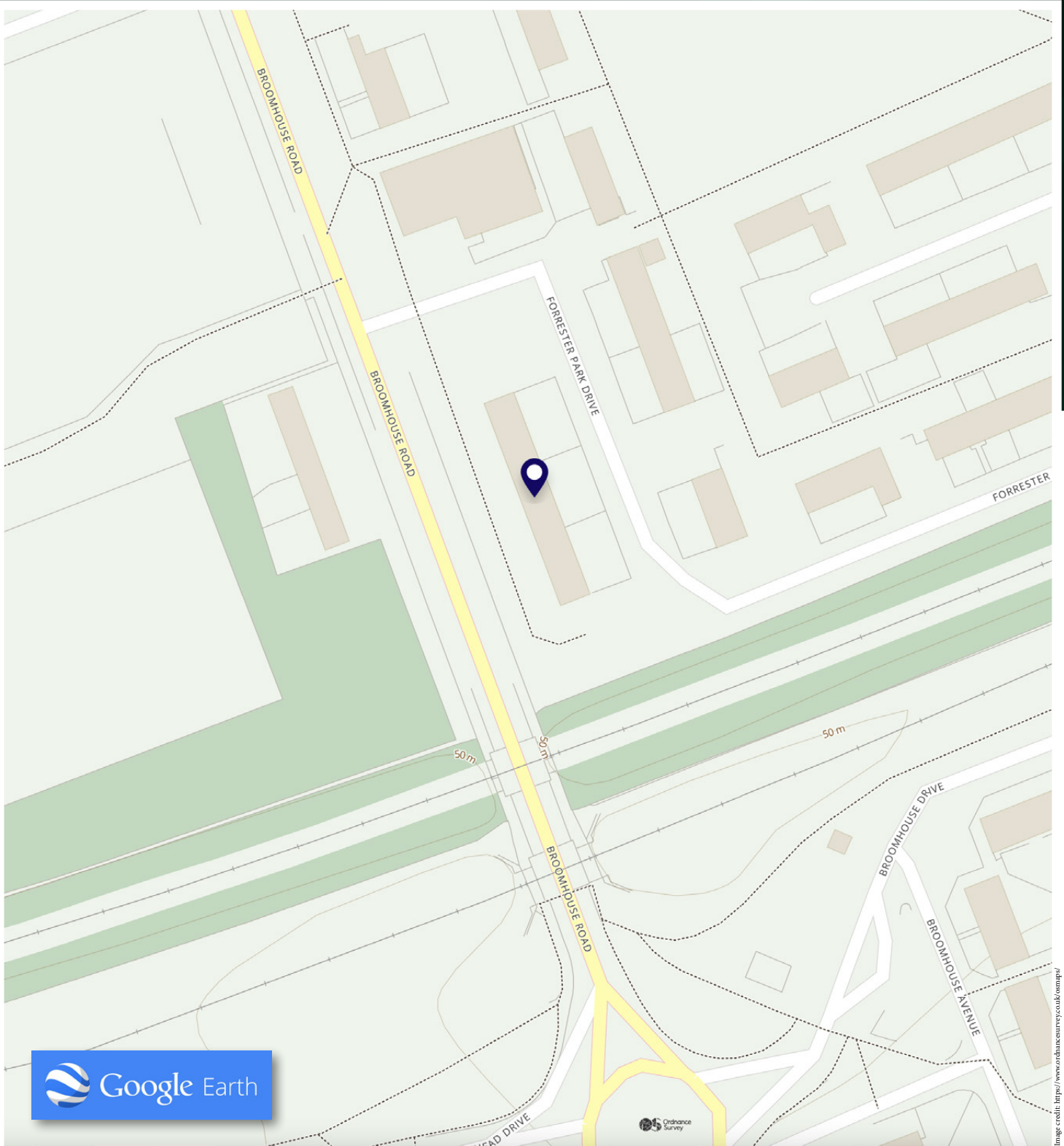


The property lies within a residential area situated in a North Western district of the City of Edinburgh. Ideally placed for local transport, shopping, educational and recreational facilities.

There is an excellent bus service, which will take you East into the City Centre and beyond or West to Edinburgh Airport and the outskirts, as well as being a few minutes walk away from taking advantage of Edinburgh's new tram network.

Local shopping is within walking distance, but for those whose needs are greater, a wide range of shops can be found in St. John's Road and the Gyle Shopping Centre, which can be easily accessed by bus, car or tram.

Local state and private schools are within walking distance, as are recreational facilities such as St. Margaret's Park, Edinburgh Zoo, Carrick Knowe Golf Course, Murrayfield Rugby Stadium and Ice Rink.



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THE SUNDAY TIMES
THE TIMES



Text and description
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 Surveyor



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