




McEwan Fraser Legal

Solicitors & Estate Agents

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1C Forrester Park Grove

EDINBURGH, EH12 9AL



THE LOCATION

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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.

10 FORRESTER PARK GROVE

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An excellent opportunity has arisen to acquire this highly desirable two-bedroom first floor flat, making for an ideal first time buy or buy-to-let opportunity well situated within the popular Corstorphine area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in genuine walk-in condition and an incoming purchaser need only decorate to taste. The accommodation is focused towards an ample dual aspect reception room which boasts contemporary decor and laminate flooring. The ultra modern kitchen includes a good range of gloss finish base and wall mounted units giving excellent prep and storage space. Oven, grill, gas hob, fridge, freezer and dishwasher are all integrated.

There are two spacious double bedrooms. The larger room includes integrated storage and plenty of space for further free-standing furniture alongside a larger style bed. The second bedroom includes an integrated dressing table and free standing wardrobes which can stay with the property. Finally, the accommodation is completed stunning modern shower room which is fully tiled and enjoys ample natural light.

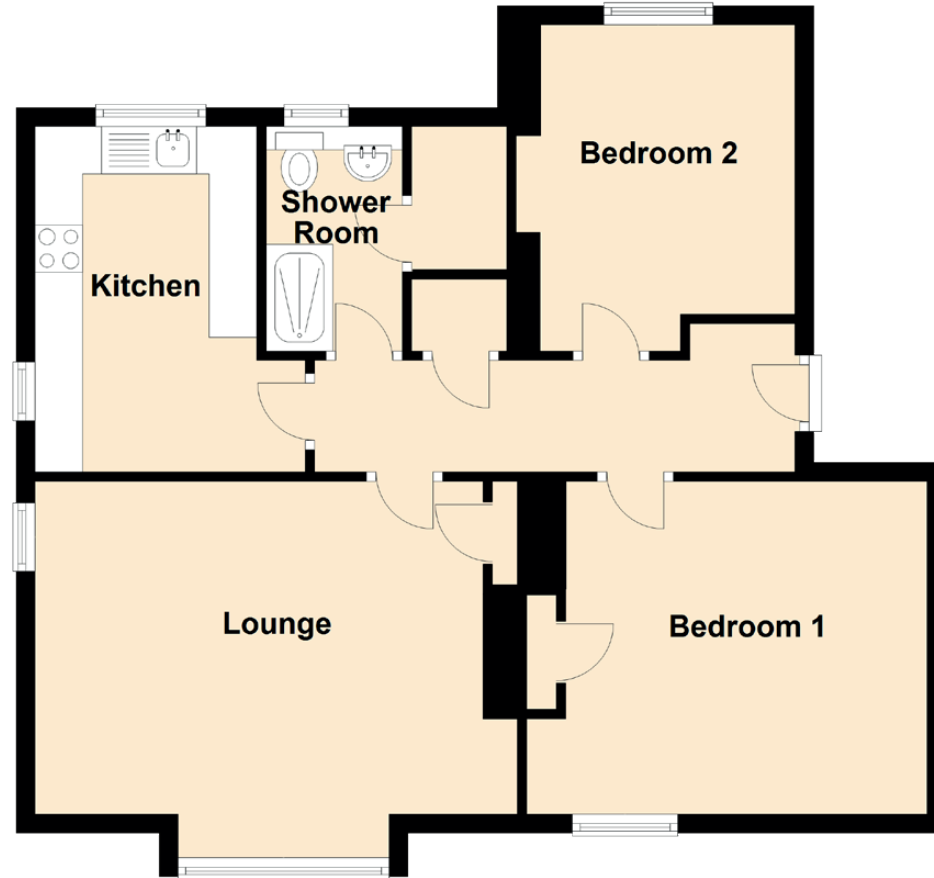
This property also benefits from; gas central heating, full double glazing and more than adequate on-street parking to accommodate for residents and visitors alike.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

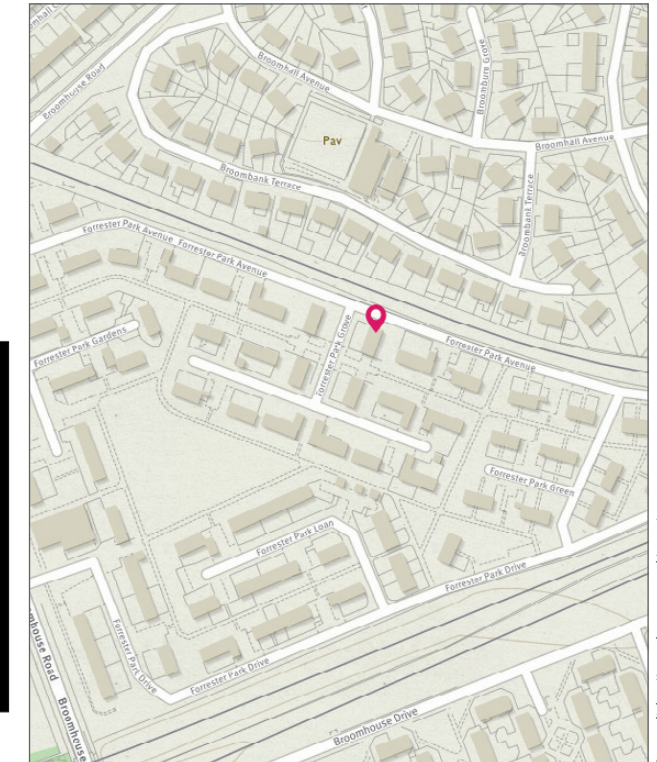


Approximate Dimensions
(Taken from the widest point)

Lounge	5.07m (16'8") x 3.50m (11'6")
Kitchen	3.63m (11'11") x 2.33m (7'8")
Bedroom 1	3.85m (12'8") x 3.50m (11'6")
Bedroom 2	3.43m (11'3") x 2.93m (9'7")
Shower Room	2.46m (8'1") x 1.43m (4'8")

Gross internal floor area (m²): 63m² | EPC Rating: C

Extras (Included in the sale): Washing machine, wardrobes, curtains & blinds.






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**Part
 Exchange
 Available**

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