





McEwan Fraser Legal

Solicitors & Estate Agents

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5/4 Maplewood Park

EDINBURGH, EH12 8WU

The Location

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This very spacious property is situated in the Corstorphine district of Edinburgh, ideally placed for local shopping, transport, educational and recreational facilities. There are several restaurants, a Sainsbury's Local and a large 24-hour Tesco are within walking distance. Major retail outlets can be found nearby at the Gyle Shopping Centre including Marks & Spencers and Morrisons.

There are also excellent bus and tram services a few minutes from the property which will take you east into the city centre and beyond or head west to Edinburgh Airport and the outskirts. The Edinburgh City Bypass is five minutes drive from the property and provides access to a number of areas within the city, 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 recreation facilities including a David Lloyd Fitness Club and Corstorphine Hill Nature Reserve.











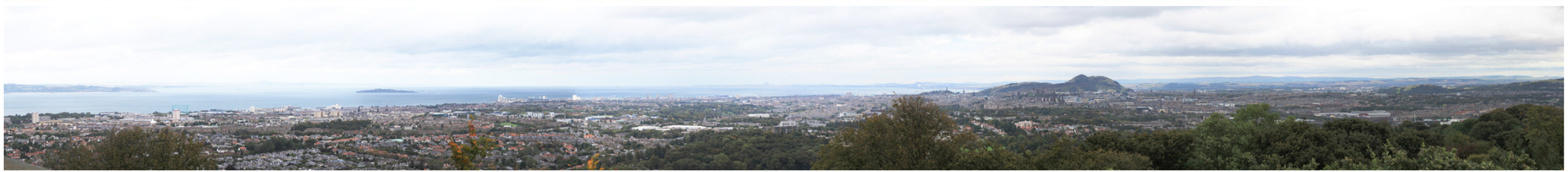












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An excellent opportunity has arisen to acquire this highly desirable two bedroom apartment. Viewing of this property is highly recommended to appreciate the property in its entirety.

Internally this accommodation is in excellent decorative order, briefly comprising of an entrance hall with two large storage cupboards, a bright and spacious open-plan lounge/kitchen/diner and the modern kitchen benefiting from being fully integrated with under unit lighting and the lounge area benefits from access to the private balcony.

The spacious master bedroom has double built-in wardrobes and a three-piece, tiled en-suite shower room benefiting from a shower cubicle and extractor fan. There is also a further double bedroom with double built-in wardrobes. Finally, the property is completed by a three-piece, partially tiled bathroom.

This property also benefits from, a secure entry door system, gas central heating, full double glazing and communal garden grounds surrounding the property. Externally, there is also a bin storage space, as well as more than adequate space for residential parking with visitors spaces also being available.























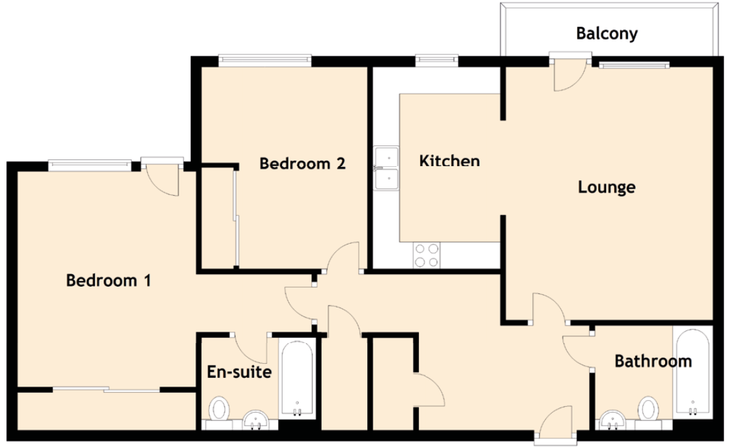












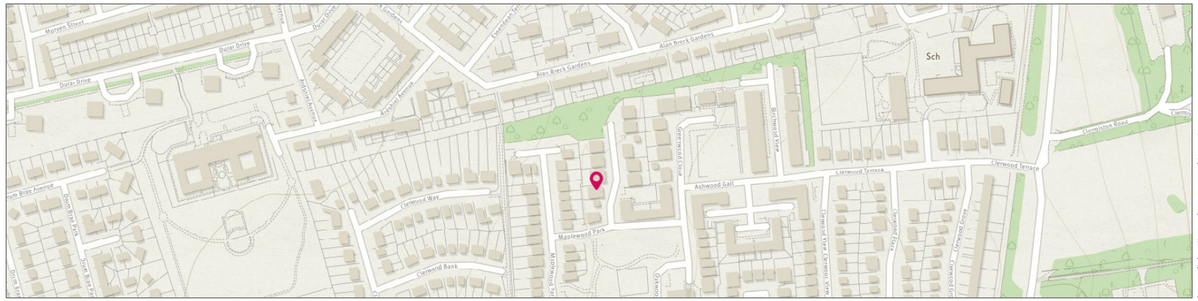
Specifications

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	4.73m (15'6") x 3.86m (12'8")
Kitchen	3.78m (12'5") x 2.40m (7'10")
Bedroom 1	5.49m (18') x 4.02m (13'2")
En-suite	2.14m (7') x 1.73m (5'8")
Bedroom 2	3.78m (12'5") x 3.10m (10'2")
Bathroom	2.20m (7'3") x 1.96m (6'5")

Gross internal floor area (m²): 85m² | EPC Rating: B









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Part Exchange Available

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