



**McEwan Fraser Legal**

Solicitors & Estate Agents

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11 Stuart Park

CORSTORPHINE, EDINBURGH, EH12 8YD



11

STUART PARK

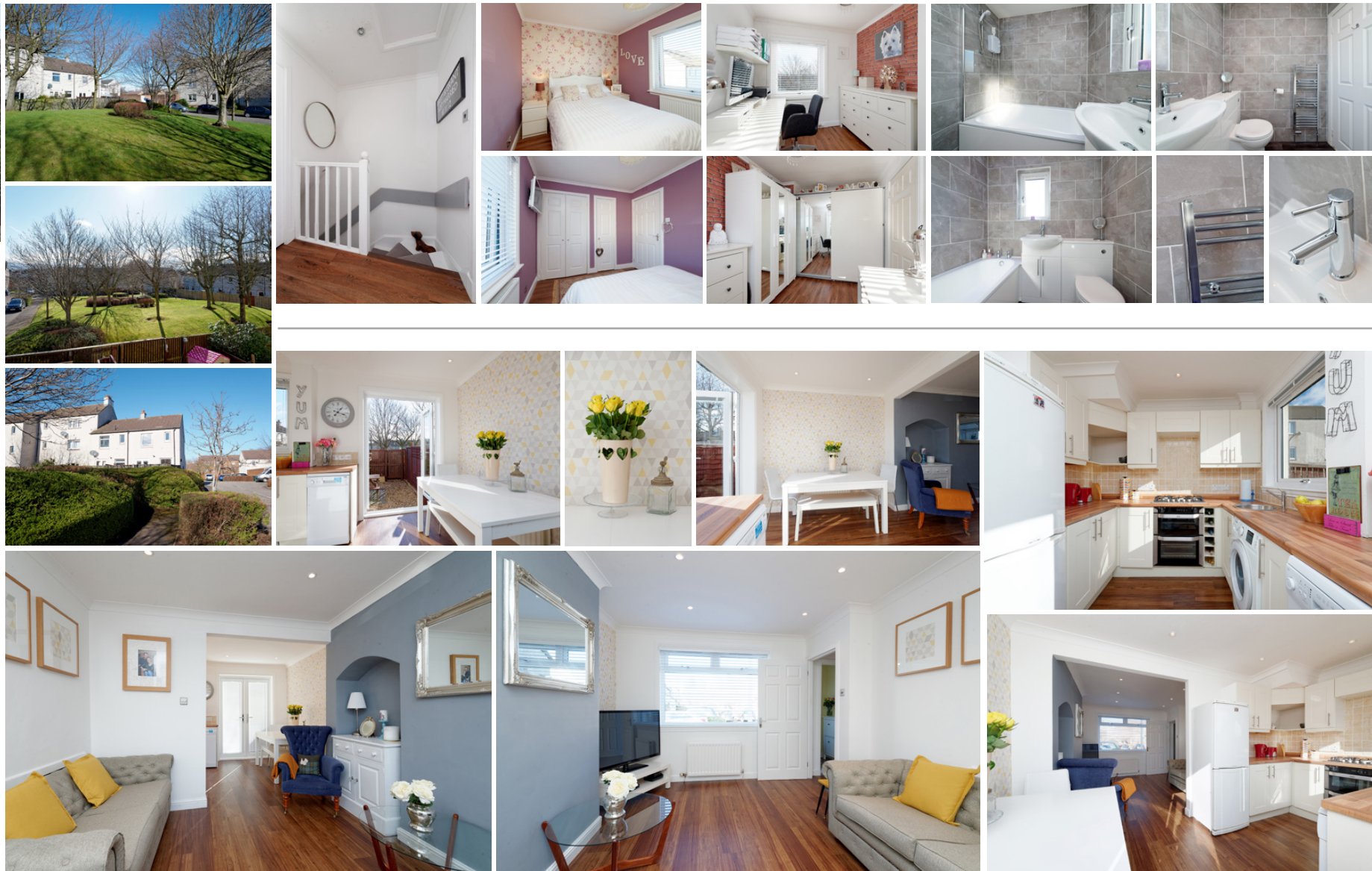
CORSTORPHINE EDINBURGH

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 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.

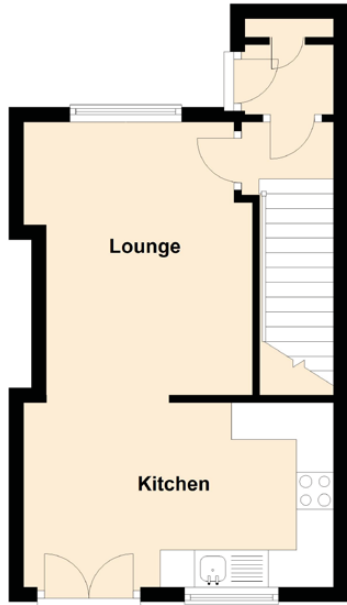
McEwan Fraser Legal is delighted to present to the market this desirable two bedrooms end-terraced property in the sought after area of Corstorphine. It benefits from excellent local amenities including The Gyle Shopping Centre which is close by along with ample public transport taking you to surrounding districts and the commercial and financial heart of the city.

The property is presented to the market in excellent decorative order and would make an excellent purchase for any professionals, first-time buyers or even a Buy-to-Let investor. The accommodation briefly consists of an entrance hall which will lead you immediately up the stairs or into the bright and spacious lounge/dining area along with the fully fitted kitchen with integrated appliances. Upstairs you will find two double bedrooms and bathroom. Central heating along with double glazing helps to ensure a warm yet cost effective living environment all year round. The property also benefits from attic space, ideal for additional storage and benefits from ample free parking directly outside the property along with a private single garage situated a few steps from the front door.

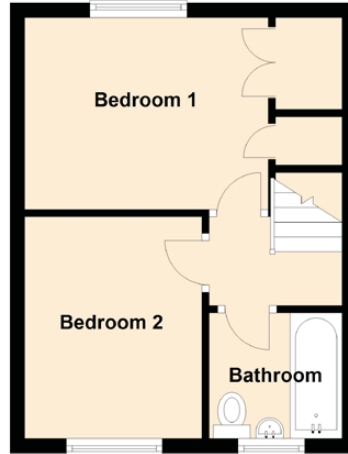
In summary, it is anticipated to be a home of particular interest to perhaps a professional person or couple, or for investment purposes. Early viewing is highly recommended.



Ground Floor



First Floor



Approximate Dimensions
(Taken from the widest point)

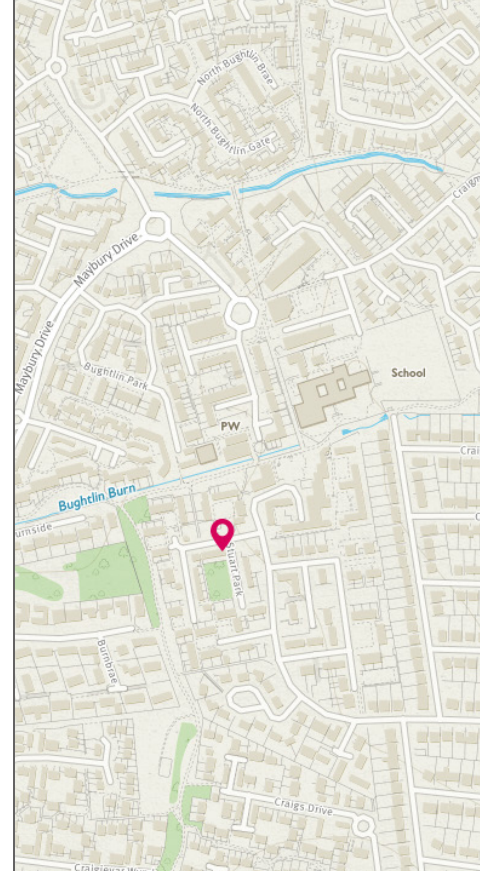
Lounge	3.70m (12'2") x 3.10m (10'2")
Kitchen	4.20m (13'9") x 2.50m (8'2")
Bedroom 1	3.30m (10'10") x 2.60m (8'6")
Bedroom 2	3.00m (9'10") x 2.40m (7'10")
Bathroom	1.80m (5'11") x 1.70m (5'7")

Gross internal floor area (m²) - 56m²

EPC Rating - C

Extras
(Included in the sale)

Additional items may be included through
separate negotiation.



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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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