





McEwan Fraser Legal

Solicitors & Estate Agents

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1/2 Maplewood Park

CORSTORPHINE, EDINBURGH, EH12 8WU

LOCATION IMAGES
CORSTORPHINE

CORSTORPHINE

Edinburgh, EH12

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.









1/2 MAPLEWOOD PARK

Corstorphine, Edinburgh

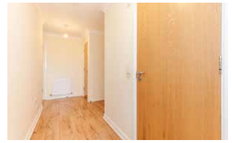
An excellent opportunity has arisen to acquire this spacious three bedroom ground floor apartment, well located within the highly desirable Corstorphine area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in immaculate decorative order, while briefly consisting of an entrance hallway including a shelved meter cupboard, a bright and spacious lounge/diner and a modern kitchen/diner which benefits from an integrated 4 gas hob/oven, extractor hood, washing machine, dishwasher, fridge/freezer and under-unit lighting. The spacious master bedroom includes a dressing room as well as a three-piece, partially tiled en-suite shower room with a double shower cubicle, chrome heated towel rail and an extractor fan. There is a further double bedroom with double built-in wardrobes and a single bedroom which offers optional use as a home office. The three-piece, partially tiled bathroom also has a chrome heated towel rail and an extractor fan.

This property also benefits from; secure door entry system as well as a burglar alarm system, gas central heating, full double glazing and communal garden grounds surrounding the property, including bin and bike stores as well as two separate play parks. Finally, there is more than adequate off-street parking which accommodates for residents and visitors alike.

KITCHEN
& LOUNGE















BEDROOMS &
BATHROOMS

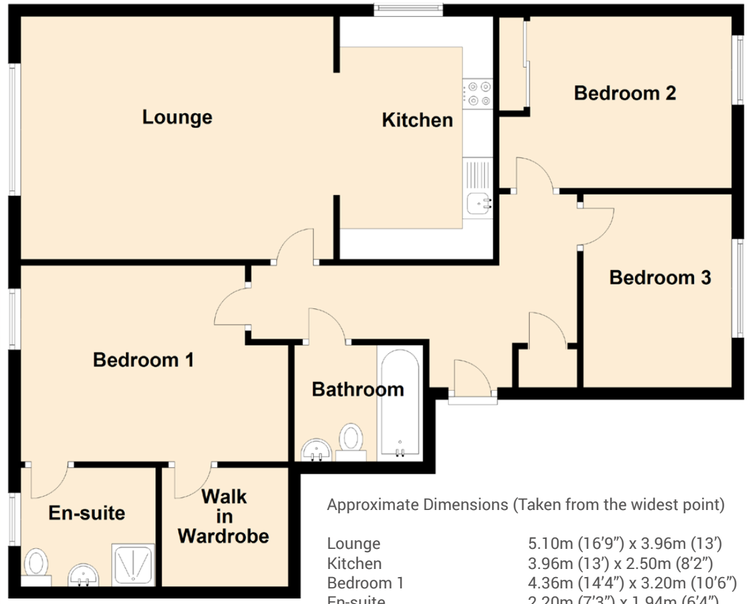












Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") x 3.96m (13')
Kitchen	3.96m (13') x 2.50m (8'2")
Bedroom 1	4.36m (14'4") x 3.20m (10'6")
En-suite	2.20m (7'3") x 1.94m (6'4")
Bedroom 2	3.79m (12'5") x 2.80m (9'2")
Bedroom 3	3.15m (10'4") x 2.42m (7'11")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m^2): 67m^2 | EPC Rating: D

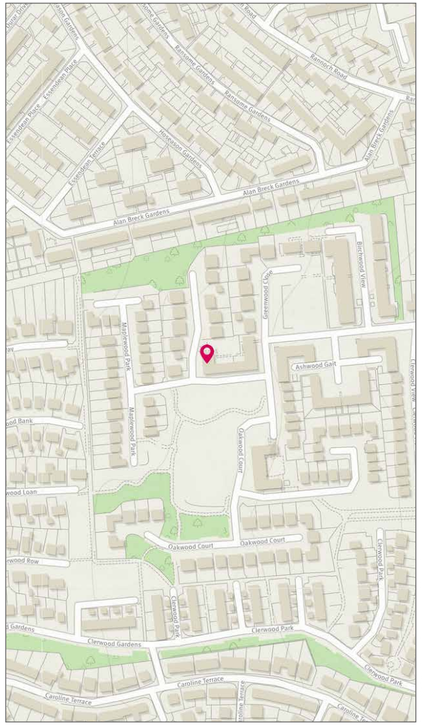


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Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR
THE SUNDAY TIMES
THE TIMES



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