



Flat 51 Claycot Park 1 Ladywell Avenue,

Boasting charming leafy outlook to St Margaret's Park, this light, bright beautifully presented second-floor retirement apartment forms part of the highly regarded Claycot Park Sheltered Housing development. The apartment is conveniently served by a lift and has been recently redecorated, with new carpets fitted throughout.

Presented in excellent move-in condition, it also benefits from a contemporary fitted kitchen. This attractive home is ideally suited to those looking to downsize while remaining within the highly desirable Edinburgh West area. Residents enjoy access to an excellent range of communal facilities, including a secure entry system, lift access to all floors, various break out seating areas for resident meetings and coffee morning events etc, a library and games area, private residents' parking, an on-site duty manager and a 24-hour Careline service. Guest rooms are also available (at a fee) for residents' visitors. The property further benefits from electric heating.

The accommodation comprises:

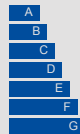
- Welcoming entrance hall with a walk-in storage room and one other handy storage cupboard.
- Generously proportioned lounge with dining area featuring a stylish cream stone fireplace with electric flame effect fire, fitted carpet and TV and telephone landline sockets. Twin double glazed velux windows with lovely views to park.



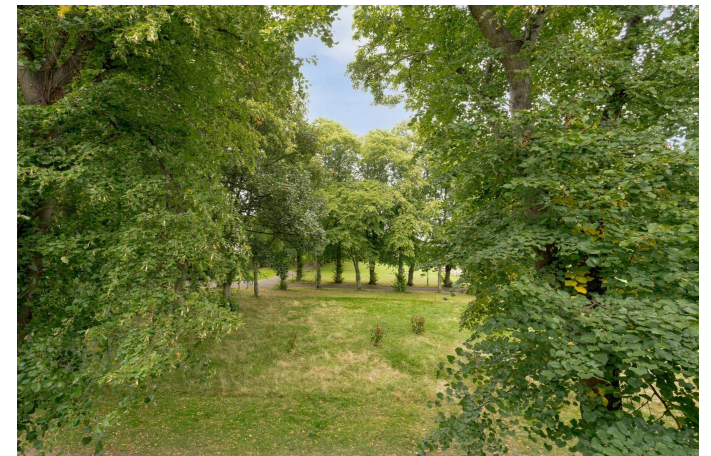
VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
C



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- Contemporary kitchen fitted with an ample range of cream panelled wall and base units, contrasting butcher-block-effect laminate worktops, matching splashbacks and brushed-metal handles, together with an electric glass hob cooker, washing/dryer machine, fridge freezer and expelair. Double glazed velux window with park view.
- Well-proportioned double bedroom with fitted carpet, built-in wardrobe and TV plug. Double glazed velux window with lovely leafy outlook.
- Shower room fitted with a pedestal wash hand basin, WC, a large shower enclosure with Mira electric shower and expelair.

Location

The property is situated within the highly desirable Historic district of Corstorphine, which is a Conservation area proud of it's various historic buildings including Dower House set in St Margarets Park. Approximately three miles west of Edinburgh City Centre, there is a wide range of amenities, including supermarkets, banks, cafés, restaurants and independent retailers, all within easy walking distance along St John's Road. A Tesco Extra is conveniently located nearby on Meadow Place Road, while further shopping is available at the Gyle Shopping Centre, which includes Marks & Spencer and Morrisons. Excellent public transport links provide regular services to the City Centre and surrounding areas. The property also enjoys close proximity to St Margaret's Park, Corstorphine Library and a variety of leisure facilities, including the David Lloyd Health Club.

Factoring

The development is managed by Myreside Property Management. An initial refundable deposit of £600 is payable, with a monthly management fee of approx £185. This covers the services of the on-site duty manager and telecare together with the maintenance of the communal areas and landscaped gardens and buildings insurance.

Extras

All fitted floor coverings, light fittings, velux blinds and kitchen appliances are included in the sale.

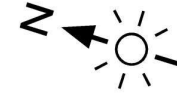
Council tax band - C



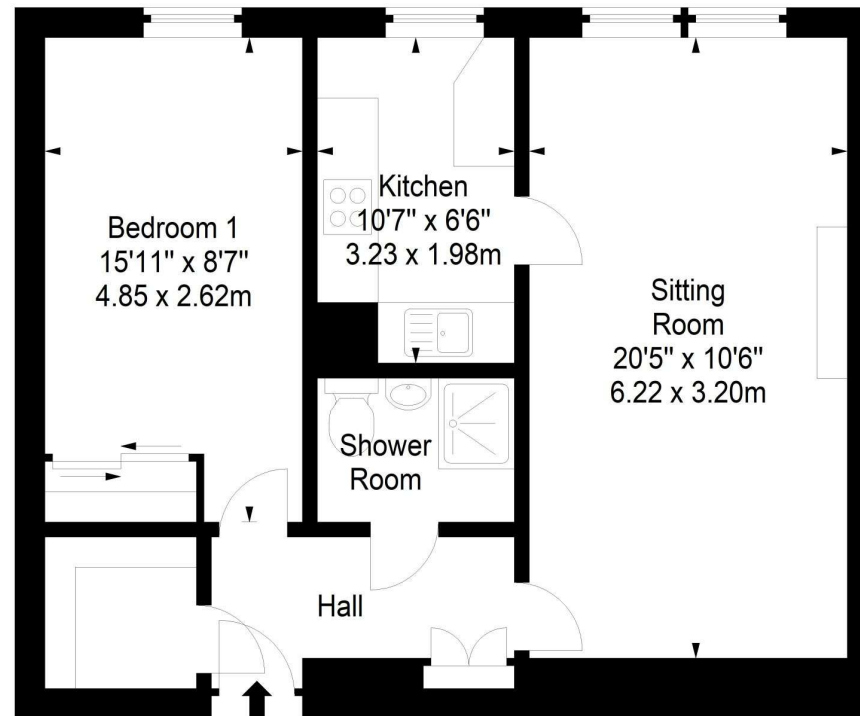




Ladywell Avenue,
Edinburgh,
Midlothian, EH12 7LG



Approx. Gross Internal Area
555 Sq Ft - 51.56 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor

DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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