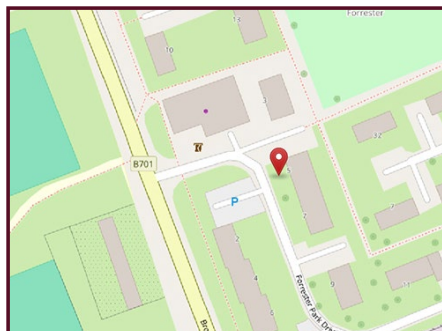




GROUND FLOOR FLAT

**3A FORRESTER PARK DRIVE
EDINBURGH
EH12 9AY**

3A FORRESTER PARK DRIVE, EDINBURGH EH12 9AY



Enjoying pleasant open aspects to front, this GROUND FLOOR FLAT just off Broomhouse Road and is conveniently situated within this popular district on the edge of Corstorphine and opposite Forrester High and St Augustins High Schools and only a few minutes to the South Gyle and Edinburgh Park Railway Stations and a large Tesco in addition to the Gyle shopping centre, with good additional local shops nearby. The property enjoys excellent road and rail transport providing an easy commute to the City Centre.

Double glazed and PVC front door onto reception hall with deep recessed storage cupboard, generously proportioned lounge/dining room with recessed display alcove and open tree lined aspects to front over extensive residents gardens, main bedroom to front with built-in mirror wardrobes to one wall and deep cupboard, further double bedroom with deep cupboard, fitted kitchen comprising floor and wall mounted units with complimentary work tops and tiled splash back and integrated oven, hob and hood (remaining white goods included in sale), modern fitted shower room comprising a shower cubicle with full height glass shower screens and wet wall panelling, wash hand basin and WC built into vanity unit, ceramic tiling around remaining walls.

There is electric heating and PVC double glazing. Shared residents gardens to rear with drying area.

- Ground Floor Flat
- Near schools, shops, etc.
- Convenient to City Centre
- Lounge/dining with open aspects
- 2 double bedrooms
- Fitted kitchen
- Modern shower room
- Fabulous location

Measurements

RECEPTION HALL	15'10 (4.84m) x 3'11 (1.20m)
LOUNGE/DINING	15'1 (4.61m) x 12'7 (3.84m)
BEDROOM ONE	11'0 (3.36m) x 10'7 (3.24m)
BEDROOM TWO	9'8 (2.96m) x 9'1 (2.78m)
KITCHEN	11'6 (3.53m) x 7'3 (2.23m)
SHOWER ROOM	8'3 (2.53m) x 4'9 (1.45m)



Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd

Travel Directions

Traveling north along Broomhouse Road from the roundabout at the junction with Calder Road, continue straight ahead at the next roundabout at the junction with Bankhead Drive on left, turning right onto Forrester Park Drive, number is immediately on left set back from the road.

Viewing

Strictly by appointment.
Please call our Property Department on 0141 204 2833

EPC

C

Council Tax

Band B.

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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& Jackson

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