



Solicitors & Estate Agents



Offers Over

£210,000

9/2 Ashwood Gait

Corstorphine | Edinburgh | EH12 8PE

This spacious and well presented ground floor flat is quietly situated within an established modern development in the popular district of Corstorphine, close to a host of excellent local amenities and commuting links. The property would ideally suit the first time buyers or young professionals.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Residents parking
-  EPC rating - C
-  Council tax band – E



Description

In brief the modern accommodation comprises; secure entry system, welcoming entrance hallway with useful built-in storage cupboards, generously proportioned and bright lounge/dining with Juliet balcony pleasantly overlooking the communal grounds, modern fitted kitchen, two well proportioned bedrooms both with built-in storage and stylish bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and access to communal bike store.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob and dishwasher.

Gardens & Parking

The property is surrounded by well maintained communal grounds and ample residents parking is available. There is a factoring fee of approx. £99 per month payable to Hacking & Paterson for the upkeep of the communal areas. This also includes buildings insurance.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Viewing

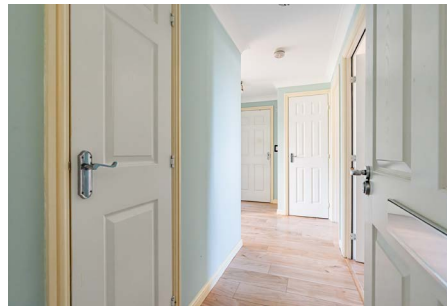
By appointment through Neilsons (0131 625 2222).





Location

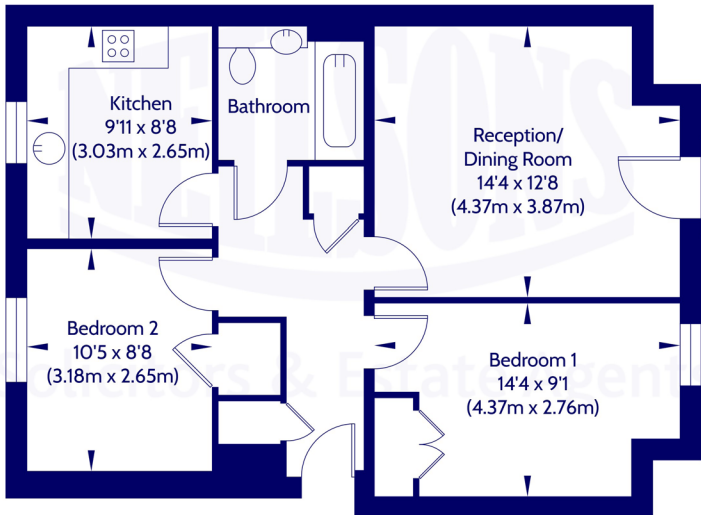
Situated in the much-sought after and high amenity suburb of Corstorphine, the property is within easy walking distance of local shops to provide for day to day needs with a choice of supermarkets including Tesco and Lidl nearby. Corstorphine provides a wealth of local shops and services along with cafes, restaurants and take-aways with the nearby Gyle Centre offering a wider choice of high street stores. Highly regarded local schooling is available from nursery to secondary level and there are a wide range of recreational facilities close at hand including Drum Brae and David Lloyd leisure centres, a choice of parks, Edinburgh Zoo and the wide open spaces of Corstorphine Hill Local Nature Reserve. Regular local bus services provide swift access to the city centre and surrounding areas and by car the City Bypass, Central Motorway Network and Edinburgh International Airport are all within easy reach.





Approx. Gross Internal Floor Area 59 Sq M / 637 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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