



Solicitors & Estate Agents



Offers Over

£145,000

1F Forrester Park Green

Corstorphine | Edinburgh | EH12 9AR

Well proportioned top floor flat located in the popular and convenient residential area of Corstorphine. The property now requires some upgrading and modernisation but offers great potential and will appeal to a variety of purchasers, including first time buyers and investors.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  On-street parking
-  Shared garden
-  EPC rating – C
-  Council tax band- B



Description

This appealing property is located in the desirable residential area of Corstorphine with excellent tram and bus links providing convenient access to the city centre and surrounding areas. The interior is bright and well proportioned and now requires some upgrading and modernisation but offers great potential for a buyer to create a superb home to their own style and requirements.

The accommodation includes a spacious sitting/dining room, kitchen/breakfast room, 2 double bedrooms and a bathroom. There is also an attic providing storage space.



Extras

All fitted floor coverings, curtains, blinds, light fittings, hob, oven, extractor hood, fridge, freezer and washing machine are included in the sale price. N.B appliances will be sold as seen.

Gardens and Parking

The property is set within well maintained shared grounds where there is also a plot for a garage (the current owner had it taken down due to it not being structurally sound but a garage could be added if desired).

Viewing

By appointment through Neilsons (0131 625 2222).





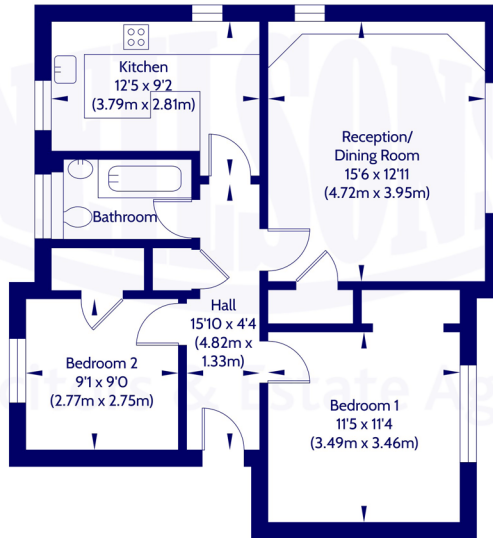
Location

Forrester Park Green is conveniently located in the popular suburb of Corstorphine, to the west of Edinburgh city centre. A wealth of local amenities are available within easy walking distance of the property including Tesco Extra and Lidl supermarkets together with the Gyle Shopping Centre and excellent public transport links by bus or tram connect quickly to the city centre and surrounding areas including the airport, Hermiston Gait and The Gyle. Well regarded schooling is available from nursery to secondary level, with Edinburgh College and Napier University's Sighthill campus also within walking distance. By car, the city bypass and central motorway network are within easy reach. A wide variety of sporting and recreational facilities are available in the area including David Lloyd Leisure Centre and The Gym Group.



Approx. Gross Internal Floor Area 66 Sq M / 708 Sq Ft.

2nd 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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