



1A, Traquair Park West
Corstorphine, EH12 7AN

deans 
Solicitors & Estate Agents LLP

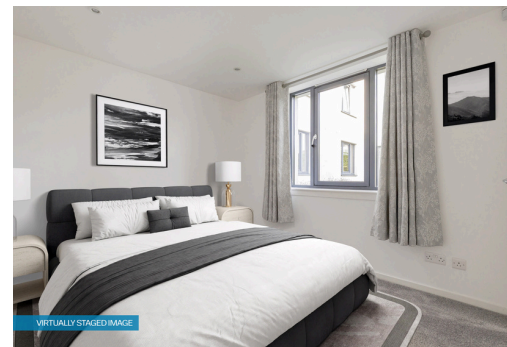


MAIN DOOR GROUND FLOOR APARTMENT

- Sitting/Dining Room
- Open Plan Kitchen
- Two Bedrooms
- En-Suite Shower Room
- Bathroom
- Electric Boiler with Underfloor Heating & Double Glazing
- Communal Grounds
- Residents Parking
- EPC Rating - D



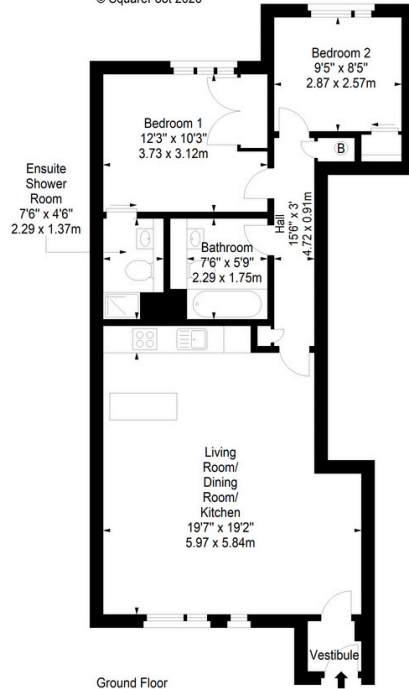
Forming part of a small, established development, this light and airy main door ground-floor apartment is situated within the highly desirable location of Corstorphine. There are a variety of amenities close by on St John's Road, with a Tesco Superstore within walking distance. An excellent public transport service is a short walk away, providing easy access to the City Centre, Edinburgh Airport and Glasgow. The accommodation would make an ideal purchase for a professional or retired couple and comprises: welcoming entrance hallway with utility cupboard, bright and spacious sitting/dining room open plan to the modern kitchen with integrated appliances, delightful master bedroom with built-in wardrobes and en-suite shower room, further double bedroom and bathroom with shower over. There are well-maintained factored communal grounds, with private residents' parking accessed off Station Road. Further benefits include an electric boiler with underfloor heating, double glazing and free on-street parking. Included in the sale are all fitted floor coverings, curtains, oven, hob, hood, washing machine, dishwasher, bookcase and fridge-freezer. All appliances included in the sale are sold as seen, with no warranty provided. Please note that some of the images have been virtually staged for marketing purposes. The property is factored by James Gibb. The monthly factoring charge is approximately £123.00.



**Traquair Park West,
Edinburgh, EH12 7AN**



Approx. Gross Internal Area
770 Sq Ft - 71.53 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk