

campbell
smith

Flat 41 Claycot Park,
1 Ladywell Avenue,
EDINBURGH,
EH12 7LG



- Sunny, well proportioned & easily manageable First Floor Retirement Flat located close to Saint John's Road in Corstorphine
- Set within landscaped shared gardens & with private residents car parking
- Excellent local amenities and facilities
- Reception hall
- West-facing lounge/dining room
- Fitted kitchen with electric hob, oven, washing machine & fridge/freezer
- Double bedroom with built-in wardrobes
- Modern shower room with 'Mira' electric shower
- Electric heating
- Double glazing
- House manager service & 24 hour careline
- Secure entry & passenger lift

Offers Over : £165,000









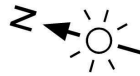




Ladywell Avenue,
Edinburgh,
Midlothian, EH12 7LG



Approx. Gross Internal Area
565 Sq Ft - 52.49 Sq M
For identification only. Not to scale.
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Extras

All fitted carpets and fitted floor coverings, blinds, electric hob, electric oven, washing machine and fridge/freezer. No warranty is given regarding the services, systems or appliances



Buses

On Corstorphine High Street - 1. On Saint John's Road - 12, 26 & 31



Shops

Tesco on Meadow Place Road, Morrison's or M&S at the Cyle Shopping Centre and Tesco or Aldi at Hermiston Gait



Schools

N/A



Parking

There is a private residents car park within the grounds of Claycot Park



Council Tax Band - C



EPC - C



Factor

Myreside Management - details on request



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



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camsmith.co.uk