



**1/34 Ladywell Avenue, Claycot Park
Corstorphine, Edinburgh, EH12 7LG**

CALL US ON 0131 447 4747

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For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Shared secured entry.
- Stairs & lift to upper levels.
- Reception hall with storage cupboard.
- Generously proportioned living room with space for table & chairs.
- Feature fire.
- Open outlook to St Margaret's Park.
- Modern fitted kitchen.
- Good sized double bedroom with fitted wardrobes.
- Contemporary fitted shower room.
- Electric heating.
- Double glazing.
- Communal grounds.
- Residents parking.
- House manager.
- 24 hour Careline system.
- Communal lounge & library.
- Guest rooms.



GENERAL DESCRIPTION

A first floor flat part of a sought after retirement development in the highly regarded Corstorphine district of the city. The property is situated close to an excellent range of local amenities and a short journey to the west of Edinburgh City Centre. The property is situated to the rear of the building, with an open outlook to St Margaret's Park.

FACTORING NOTE

The development is factored by Hanover Housing at an approximate charge of £155 per calendar month. This covers the maintenance of all the communal areas, the block's buildings insurance, house manager and the 24 hour Careline service.

COUNCIL TAX BAND -	C.
TRAIN STATION -	APPROXIMATELY 1 MILE TO SOUTH GYLE TRAIN STATION. APPROXIMATELY 3 MILES TO HAYMARKET TRAIN STATION.
AIRPORT -	APPROXIMATELY 4.5 MILES TO EDINBURGH AIRPORT.
BUSES -	WITHIN 100 METRES.

LOCATION

The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops, banking facilities, restaurants and other social amenities can be found nearby within walking distance at St John's Road. There is a large Tesco supermarket nearby at Meadow Place Road and also a M&S and Morrison's within a short drive at the Gyle Shopping Centre. Excellent regular bus services to the City Centre are within a short walk. The property is close to St Margaret's Park and there are swimming and leisure facilities nearby at the David Lloyd Health and Fitness Club.

EXTRAS:

All fitted carpets and floor coverings, light fittings, curtains, poles and window blinds, kitchen appliances to include the integrated hob, oven and cooker hood.



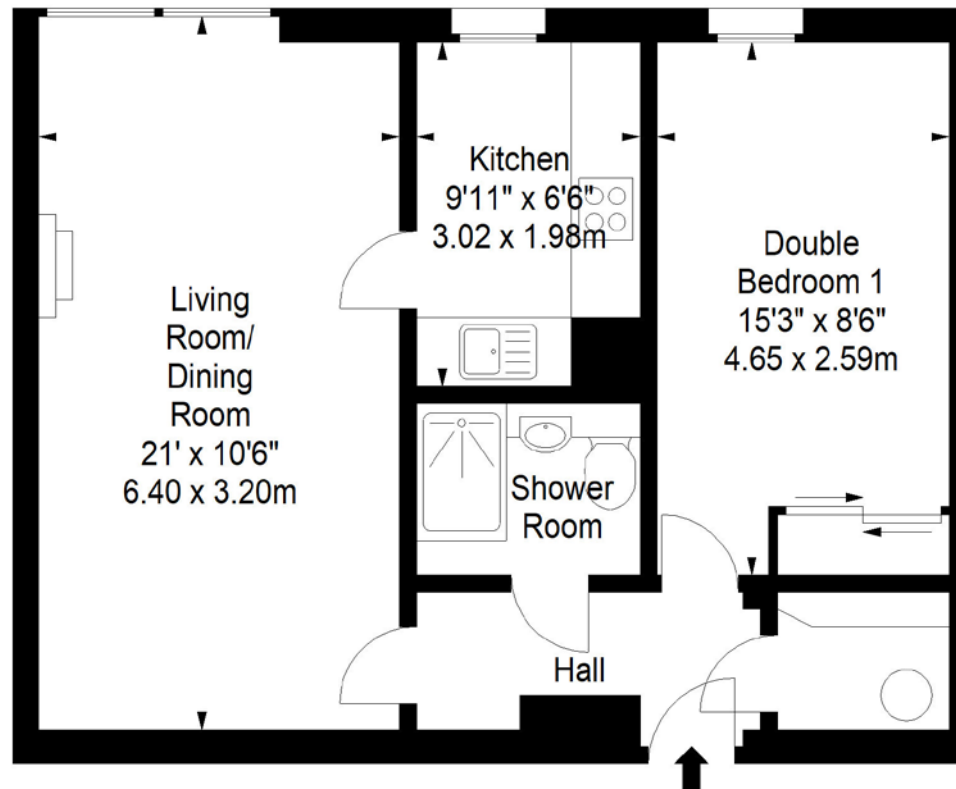
Claycot Park, Ladywell Avenue, EH12 7LG



Approx. Gross Internal Area
537 Sq Ft - 49.89 Sq M
For identification only. Not to scale.
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Energy Performance
Certificate Rating C



First Floor

