

COULTERS[®]

WELCOME TO:

CLAYCOT PARK

1/45 Claycot Park, Ladywell Avenue, Edinburgh, EH12 7LG



1/1-57
ALL VISITORS MUST CALL AT MAIN ENTRANCE

CLAYCOT PARK AT A GLANCE:



Residential
Corstorphine location



Sheltered housing
apartment



Lift
access



Two guest rooms
available



Minutes from St
Margaret's Park



Excellent public
transport

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

A well-presented one-bedroom apartment forming the second floor of a popular sheltered housing development in Edinburgh's Corstorphine. Peacefully situated, minutes from St Margaret's Park and St John's Road it boasts spacious and bright accommodation including a south-east facing living room and double bedroom. With residents benefitting from thoughtfully planned shared seating areas, lift access, and parking, it offers a superb opportunity for secure and comfortable living in this desirable location. Prospective purchasers are accepted from the age of 60. An interview with a representative of Hanover Housing Association would be required prior to purchase. There is a monthly service charge and full details are available on request.

- Bright and spacious south-east facing living room with a tasteful interior including new carpeting and pendant lighting.
- Well-laid-out kitchen with cream wall and floor units, splashback, and black quartz effect worktops. Freestanding appliances include an electric oven and hob.
- Light and airy carpeted double bedroom with built-in wardrobes and ample space for furnishings.
- Modern shower room with a hidden cistern WC, chrome towel radiator, and washbasin built into vanity. Features useful handrails and emergency pull cords.
- Large hallway storage cupboard.
- Two guest rooms, bookable in advance for friends and family
- Secure entry system and lift to all floors.
- Electric heating and double glazing throughout.
- House Manager and 24-hour careline system.
- Residents' parking.
- Excellent range of social activities for residents including coffee mornings, library visits and organised bus to Craighleith Retail Park.



LOCATION, LOCATION, LOCATION:

Corstorphine is a popular area, four miles west of Edinburgh's City Centre. A former village, today it is a bustling district with an array of leisure and retail amenities and green spaces. St John's Road features independent retailers, cafés, pubs, and restaurants including a post office, Mimi's Bakehouse, Costa Coffee, The Torfin Restaurant and Bar, and a Toby Carvery.

Superb recreational activities are available at the nearby Carrick Knowe and Ravelston Golf Clubs, Drumbrae Leisure Centre, and the David Lloyd Health Club which boasts indoor and outdoor pools, tennis courts, and fitness classes. Enjoy peaceful walks at St Margaret's Park

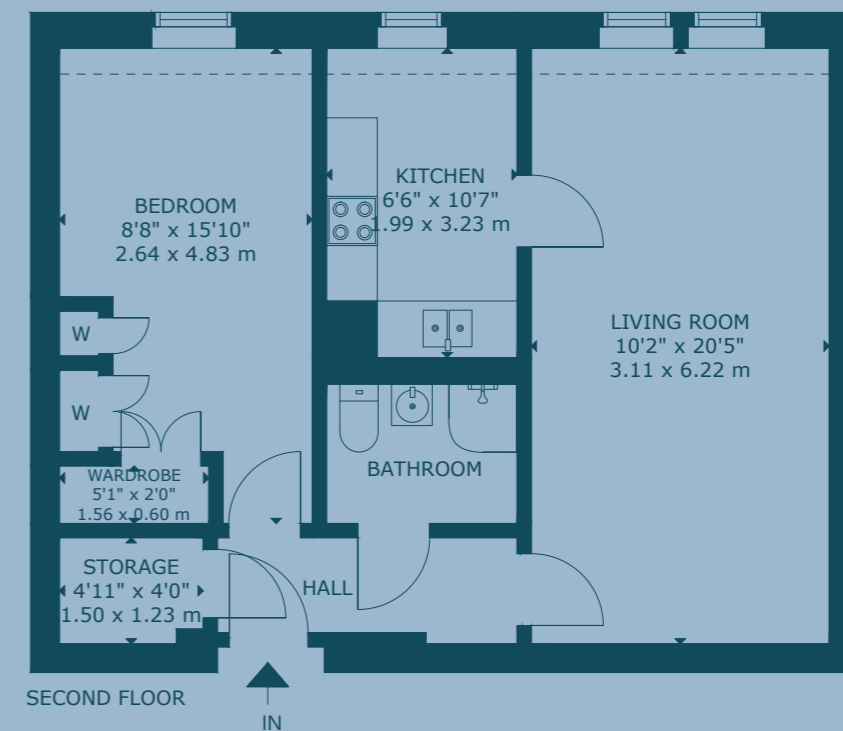
and Corstorphine Hill or visit the world-renowned Edinburgh Zoo and Murrayfield Stadium home of Scottish Rugby and a popular concert venue.

Larger shopping requirements are met by a Tesco Superstore just under a five-minute drive, and The Gyle Shopping Centre which houses a Marks and Spencer and a Morrisons.

Close to bus and tram links providing swift links to Edinburgh International Airport, Haymarket Train Station, and the City Centre it is also well-placed for the Scottish motorway network and the City Bypass.



FLOOR PLAN:



1/45 Claycot Park, Ladywell Avenue, Edinburgh, EH12 7LG

Approx. Gross Internal Area

550 Sq Ft - 51 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
HEAR FROM YOU:

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