









Solicitors & Estate Agents



## 15/2 Pinkhill Park

Corstorphine | Edinburgh | EH12 7FA

This spacious and bright contemporary ground floor flat with secure underground parking, is pleasantly situated within a quiet established modern development, situated in the highly sought after district of Corstorphine, close to excellent local amenities and transport links.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Secure underground parking
-  EPC rating - B
-  Council tax band - E



## Description

The attractive accommodation would undoubtedly appeal to the professionals or those wishing to downsize and in brief comprises; welcoming entrance hallway with built-in storage cupboards, generously proportioned twin-windowed lounge/dining, stylish fitted kitchen/ dining with integrated appliances, light and airy principle bedroom with built-in wardrobes and en-suite shower room, second further good sized bedroom with fitted wardrobes and modern bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings, blinds and curtains will be included in the sale together with the integrated gas hob, integrated oven, integrated washer dryer, integrated dishwasher and integrated fridge/freezer.

## Gardens, Parking & Factors

The property is surrounded by well maintained communal grounds and the property benefits from secure underground residents parking. There is a factoring fee payable to Hacking and Paterson of approximately £150 per month for the upkeep of the communal areas and this also includes buildings insurance.

## Viewing

By appointment through Neilsons (0131 625 2222).

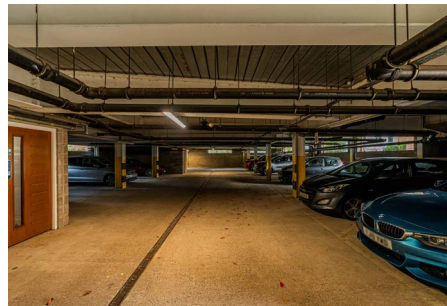






## Location

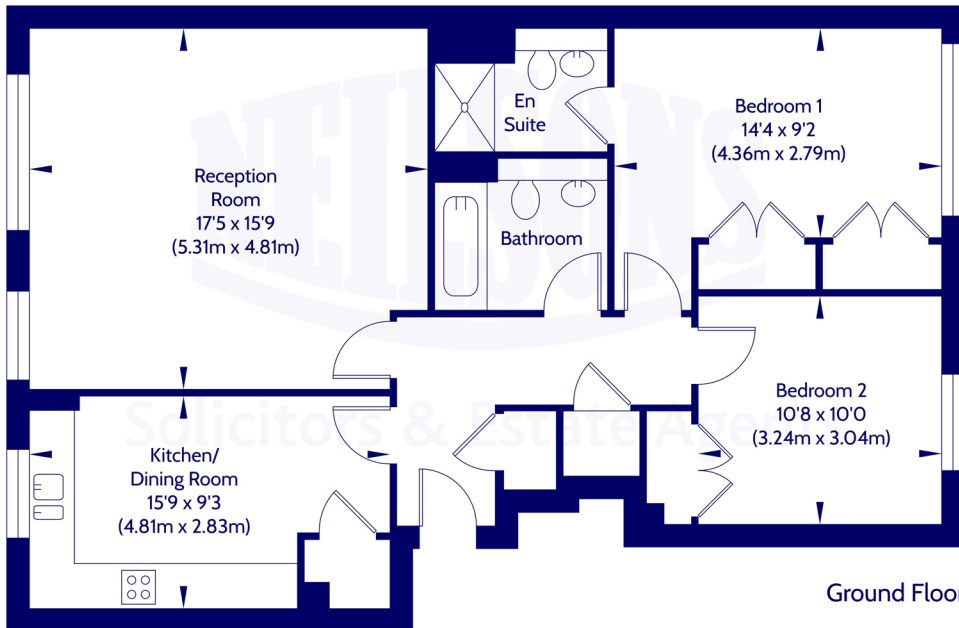
Situated in the much-sought after and high amenity suburb of Corstorphine, the property is within easy walking distance of local shops to provide for day to day needs with a choice of supermarkets including Tesco and Lidl nearby. Corstorphine provides a wealth of local shops and services along with cafes, restaurants and take-aways with the nearby Gyle Centre offering a wider choice of high street stores. Highly regarded local schooling is available from nursery to secondary level and there are a wide range of recreational facilities close at hand including Drum Brae and David Lloyd leisure centres, a choice of parks, Edinburgh Zoo and the wide open spaces of Corstorphine Hill Local Nature Reserve. Regular local bus services provide swift access to the city centre and surrounding areas and by car the City Bypass, Central Motorway Network and Edinburgh International Airport are all within easy reach.



Approx. Internal Area 84.56 Sq M / 910 Sq Ft.

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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