



Solicitors & Estate Agents










Offers Over
£155,000

1/40 Claycot Park Ladywell Avenue

Corstorphine | Edinburgh | EH12 7LG

This attractive first floor flat forms part of an established retirement complex quietly positioned within the heart of Corstorphine close to many local amenities.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Grounds
-  EPC Rating – C
-  Council Tax Band - C



Description

In brief the property comprises; main reception accessed by way of a secure entry system with lift and stair access to all floors, welcoming entrance hallway, light and spacious reception/dining room with electric fireplace, stylish modern fitted kitchen with integrated appliances, generously proportioned double bedroom with built-in wardrobes and contemporary shower room. Further benefits include double glazing and electric heating.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Hanover Housing Association

Prospective purchasers are accepted from 60 years of age and would require to be interviewed by a representative of Hanover Housing Association. There is a monthly service charge of approx. £200 per month.

Additional Information

The complex offers a safe and secure environment with a House Manager, 24- hour emergency call line facility, residents' communal lounge & library with two self-contained guest rooms (bookable by prior arrangement). In addition, private residents parking is available to the front of the building.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

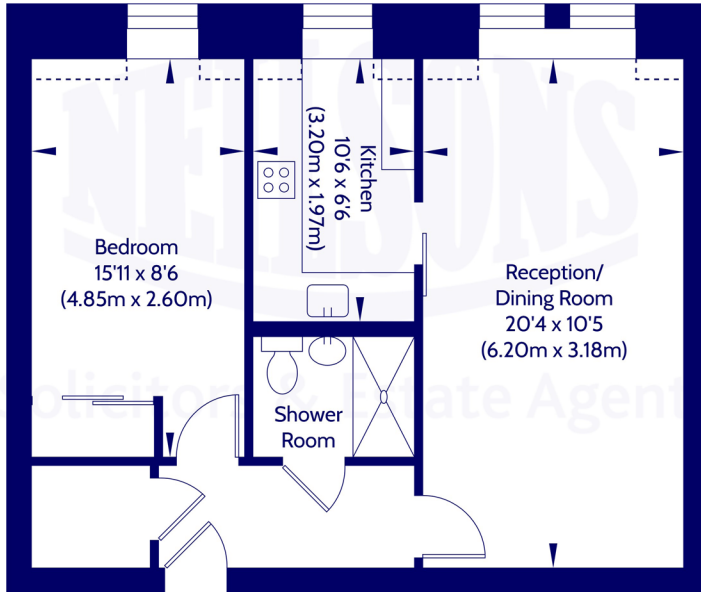
The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are on hand together with the Gyle shopping Centre housing many high-street named shops and services. Edinburgh Business Park and the new Royal Bank Headquarters at Gogar are both easily accessible and the property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city Centre. Reputable schooling from nursery to senior levels are within proximity of the property with further education at Edinburgh College and Heriot Watt University all within easy reach. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo.

Approx. Internal Area 50.65 Sq M / 545 Sq Ft.

Not to scale. For identification only.

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First Floor



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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