



6/2 Pinkhill Park  
Corstorphine, Edinburgh, EH12 7FA

CALL US ON 0131 447 4747

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- Shared secured entry.
- Reception hall with storage.
- Excellent walk-in storage cupboard.
- Fabulous open plan living room/dining room/kitchen with appliances.
- Good sized double bedroom with fitted wardrobes.
- Spacious four-piece bathroom with shower.
- Gas central heating.
- Double glazing.
- Well maintained communal grounds.
- On street parking.



## GENERAL DESCRIPTION

A spacious ground floor flat part of an established modern development in the highly desirable Corstorphine district of the city within a short journey of Edinburgh City Centre and also a wide range of local amenities. The property would make an ideal purchase for a first-time buyer/young couple or perhaps for letting purposes.

### FACTORING NOTE

The Development is factored by Hacking & Paterson at an approximate charge of £106 per calendar month. This covers the maintenance of all the communal areas and also the block's buildings insurance.

**COUNCIL TAX BAND:** D.  
**TRAIN STATION:** APPROXIMATELY 2 MILES TO HAYMARKET TRAIN STATION.  
**AIRPORT:** APPROXIMATELY 5 MILES TO EDINBURGH AIRPORT.  
**BUSES:** WITHIN 300 METRES.

## LOCATION

Corstorphine is a sought-after residential area to the west of Edinburgh city centre. The area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, Sainsbury's, and Scotmid. The nearby Gyle Shopping Centre boasts over 40 shops (including a Mark and Spencers) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, and badminton and squash courts. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station, and excellent road links to the city centre, Glasgow, Fife, and the South. The Edinburgh City Bypass is within a few minutes drive from the property and provides access to a number of areas within the city and to East Lothian and the A1. The property is also ideally placed for easy access to the M8 and M9 motorway networks.

### EXTRAS:

ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, FREESTANDING AUTOMATIC WASHING MACHINE AND DISHWASHER.

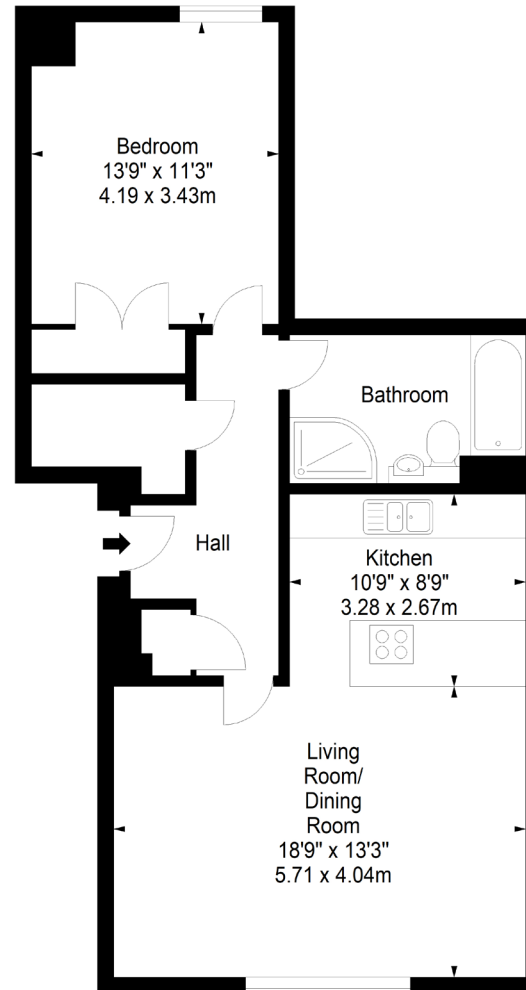




**Pinkhill Park,  
Edinburgh,  
Midlothian, EH12 7FA**



Approx. Gross Internal Area  
717 Sq Ft - 66.61 Sq M  
For identification only. Not to scale.  
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Ground Floor



**ENERGY PERFORMANCE  
CERTIFICATE RATING C**

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
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**WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)**

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.