



1/52 Ladywell Avenue, EDINBURGH, EH12 7LG

Description

Bright and well presented top (second) floor retirement apartment within Claycot development near Corstorphine High Street and St Margaret's Park. Internally, the property has recently been redecorated in a neutral colour scheme and has been fitted with a new, unused kitchen and is in move-in condition. The property is a perfect option for people looking to downsize within West Edinburgh. The development has many useful facilities / features including a private residents' car park, lift access, secure entry system, residents' lounge, part-time house / duty manager, 24 hour care line, bookable guest suites and electric storage heating.

The accommodation comprises:

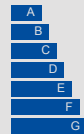
- Entrance hall with deep storage cupboard
- Generously proportioned rear facing living room with views of St Margaret's park
- Newly fitted kitchen with a range of shaker style units with laminate worktops with inset stainless steel sink and appliances including an electric hob, electric fan oven and integrated fridge
- Modern shower room fitted with a pedestal wash basin, mirrored medicine cabinet, WC and large shower enclosure with Mira electric shower
- Good sized double bedroom with built-in wardrobes



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

WWW.DMDLAW.CO.UK

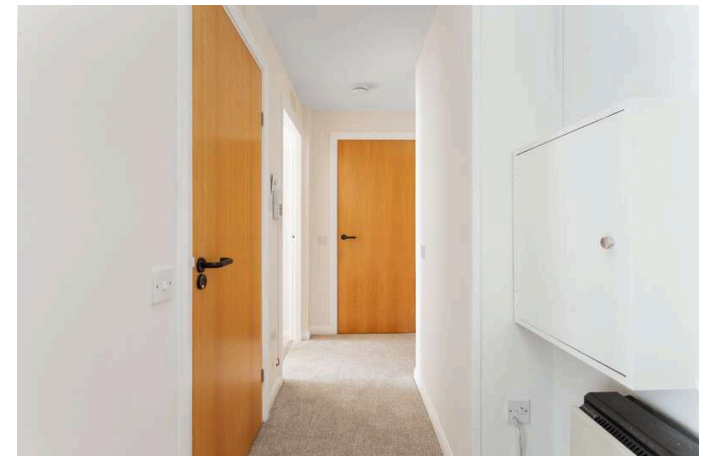


EPC RATING
C



LOOKING FOR MORE INFORMATION ABOUT SELLING YOUR PROPERTY?

We offer free market appraisals on request



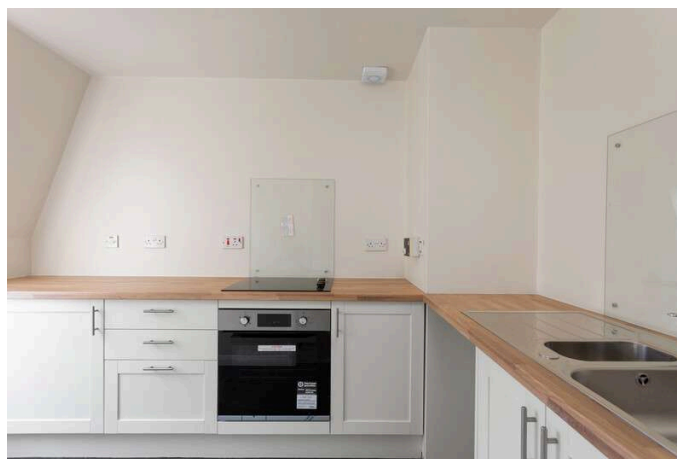
Location

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 an 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. It is close to St Margaret's Park and there are swimming and leisure facilities nearby at the David Lloyd Health and Fitness Club.

Extras

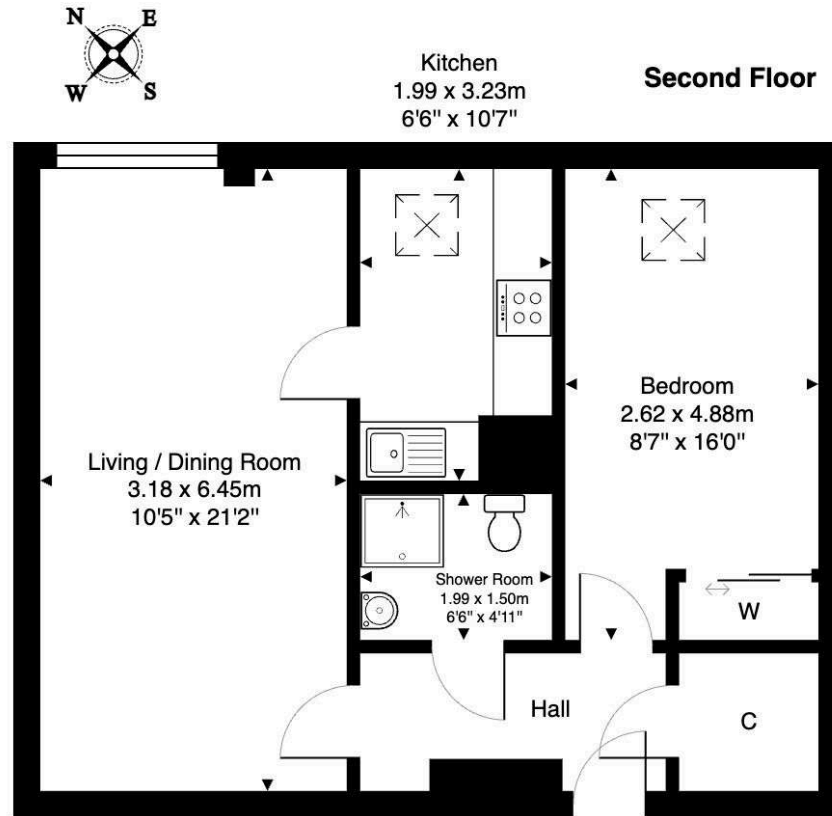
The fixed floor coverings, light fittings, blinds, curtains and kitchen appliances are included in the sale.

Council tax - Band C









Flat 52, Claycott Park, 1 Ladywell Avenue, Edinburgh, EH12 7LG

Total Area: 52.0 m² ... 560 ft²

All measurements are approximate and for display purposes only

DMD | SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: property@dmdpartnership.co.uk

T: 0131 316 4666

www.dmdlaw.co.uk

PrimeLocation.com

espc

zoopla

rightmove