



**12 Claycot Park | Ladywell Avenue**  
**EDINBURGH, EH12 7LG**

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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

## LOCATION

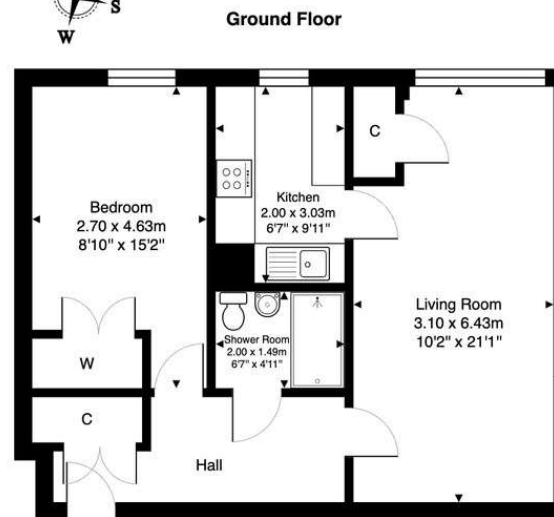
The subjects are located in the highly regarded Corstorphine area of Edinburgh, which lies to the north of the City Centre. Corstorphine enjoys a close knit community spirit, with a superb range of shopping outlets to be found in Corstorphine Village itself. Leisurewise the choice is excellent and includes a number of bars and restaurants, a health and sports club and a number of organisations to cater for both adults and children alike. Schooling is well represented from nursery to senior level, whilst for the professional sector the Edinburgh Business Park and Royal Bank of Scotland Headquarters at Gogar are closeby. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach. For those seeking alternative methods of transport South Gyle and Haymarket railway stations are both easily accessible, with Edinburgh Airport just a short drive away.

## DESCRIPTION

Claycot Park is a ground floor one-bedroom apartment, situated within a popular sheltered housing development in Edinburgh's Corstorphine. Peacefully situated to the rear of the building with magnificent views of the Pentland Hills, minutes from St Margaret's Park and St John's Road, early viewing is highly recommended. The bright and spacious accommodation comprises: welcoming hallway with storage cupboard off; spacious dual aspect living room; kitchen with ample floor and wall mounted storage units; double bedroom with fitted wardrobes and shower room with vanity unit and electric shower over a double shower tray which completes the accommodation on offer. Please note, prospective purchasers are accepted from the age of 60 and 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. Further benefits include: House Manager and 24-hour careline system; lift access; private residents parking; electric heating; double glazing and two guest rooms which are bookable in advance for friends and family.

The energy efficiency rating for this property is band D

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



Flat 12, Claycott Park, 1 Ladywell Avenue, Edinburgh, EH12 7LG

Total Area: 51.6 m<sup>2</sup> ... 555 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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zoopla  
rightmove

**Disclaimer** - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

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