










Offers Over

**£145,000**

## 9A Forrester Park Drive

Corstorphine | Edinburgh | EH12 9AY

This beautifully presented ground floor flat is quietly situated within the popular residential area of Corstorphine close to excellent amenities and commuting links. The property shall undoubtedly appeal to first-time buyers and buy to let investors with benefits including gas central heating, double glazing, and residents parking. Early viewing is highly recommended.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - B



## Description

The accommodation in brief comprises; welcoming entrance hallway with useful storage, spacious and bright dual aspect reception/dining room, stylish fitted kitchen with a range of base and wall mounted units, two generously proportioned double bedrooms both with built-in storage, and contemporary bathroom with three-piece suite and shower over bath.



## Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated fridge/freezer and washing machine.

## Gardens, Garage & Driveway

There are well maintained communal gardens to the front, side and rear. For the car user there is a residents parking that can be found close by.

## Viewing

By appointment through Neilsons 0131 625 2222.



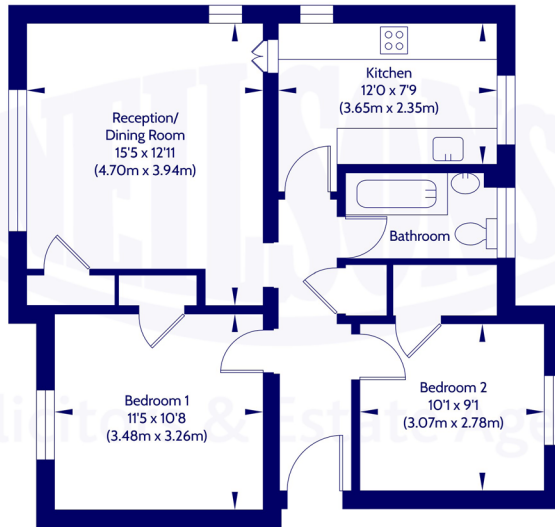


## Location

The property is situated within the popular residential area of Corstorphine close to good local day to day shopping requirements including a Tesco Extra supermarket. Further specialised shopping can be found at the Gyle Shopping Centre and the City Centre both easily accessible by way of a public transport service. There is a regular public transport service which passes close by and travels to many parts of the City. The City of Edinburgh Bypass is on hand linking the M8 and M9 motorway networks together with Edinburgh Airport providing an excellent location for the commuter. It should be noted that schooling can be found in the vicinity from primary to secondary levels.



Approx. Gross Internal Floor Area 62.81 Sq M / 676 Sq Ft.



#### Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. 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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