



11/4 Ladywell Court, Edinburgh, EH12 7TA

Description

Bright and spacious two bedroom first floor retirement apartment situated in a quiet cul-de-sac near the historic part of Corstorphine Village and St Margaret's Park. It has been well maintained and would make an excellent option for downsizing to. It has access to pleasantly landscaped and well-tended, mature communal gardens and there is a private drive leading to the residents' car park with plenty of spaces. It is also fully double glazed and has electric storage heaters. It also has an emergency pull chord system connected to a care link for getting assistance.

The property comprises:

- Entrance hall with storage cupboard
- Spacious living / dining room with sliding patio doors onto to a Juliet balcony, cove cornice and three storage cupboards
- Fitted kitchen with a range of beech effect wall and base mounted units with laminate worktops with inset stainless steel sink and appliances including electric ceramic hob with extractor hood, electric fan oven, washing machine, dishwasher and fridge freezer
- The partially tiled shower room has a pedestal wash basin, WC and shower enclosure with Mira electric shower, the shower area is fitted with a quartz style wall board for low maintenance
- Two good sized double bedrooms, both of which have built-in wardrobes with hanging space and shelving



VIEWING DETAILS

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

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EPC RATING
D



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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. The furniture is available by separate negotiation.

Council Tax - D

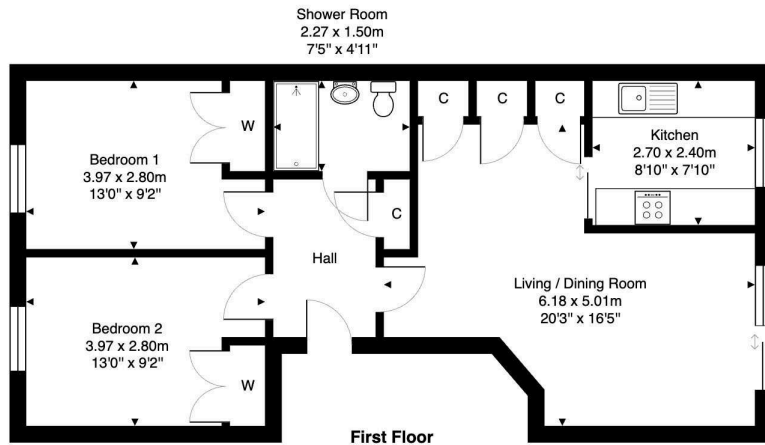
Factoring

There is a factor fee which is charged quarterly and is around £300 per quarter.









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Total Area: 63.1 m² ... 679 ft²

All measurements are approximate and for display purposes only.



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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