





This two-bedroom second-floor flat is a well-presented residence that features attractive modern interiors decorated predominantly in neutral hues. The home further boasts a bright and spacious living and dining room, with dual-aspect windows to the southeast and southwest, and it has a modern kitchen and three-piece bathroom. Enjoying a convenient location in Corstorphine, the property is within easy reach of amenities, schools, and transport links providing a swift commute into the city centre. It is sure to be popular with a wide demographic, including first-time buyers, families, and professionals alike.

Extras: integrated oven and gas hob, freestanding fridge/freezer, dishwasher, and washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



## FEATURES

- Second-floor flat with modern interiors
- Part of an established residential development
- Situated in popular Corstorphine
- Leafy green setting near a large public park
- Well-presented interiors throughout
- Central hall with built-in storage
- Spacious, dual-aspect living/dining room
- Modern, well-appointed kitchen
- Two bright and airy double bedrooms
- Quality bathroom with overhead shower
- Generous built-in storage throughout
- Communal garden and drying green
- Unrestricted on-street parking



"A TWO-BEDROOM  
SECOND-FLOOR FLAT  
OFFERING MODERN  
INTERIORS AND  
EXCELLENT BUILT-IN  
STORAGE"



EPC RATING:

D

COUNCIL TAX BAND:

B

VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366

GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021

EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481

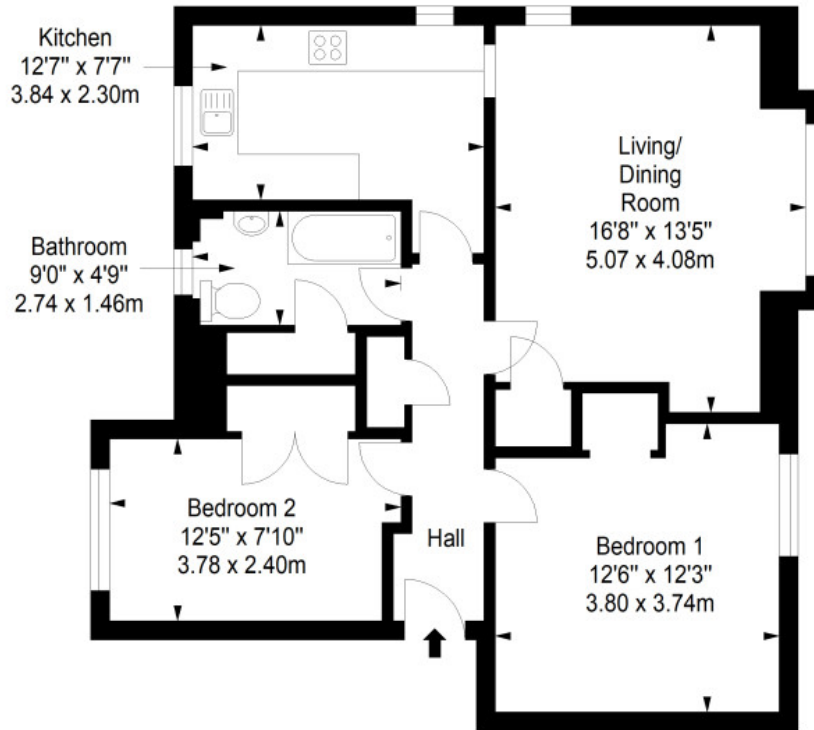
DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000

BORDERS

01890 880 008

Second Floor  
Approx. 67.4 sq. metres (725.5 sq. feet)



Total area: approx. 67.4 sq. metres (725.5 sq. feet)

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. 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.