



**Flat 13, 13 Birchwood View,
Corstorphine, EH12 8QB**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

SPACIOUS

THREE-BEDROOM, TOP FLOOR FLAT



An excellent opportunity to purchase a quarter share of this bright and spacious, three-bedroom, top floor flat located in the popular Corstorphine area of Edinburgh, close to local amenities, schools and transport links. The property has been very nicely decorated throughout in neutral colours, has toning carpets, curtains and blinds and is in walk-in condition. The accommodation consists of a communal entrance stair, with an entry phone, a hall with generous storage, an attractive open plan, kitchen/dining/living room, with a good range of modern fitted units and appliances. There are three double bedrooms, each with storage and two with glazed doors with Juliet balconies, and a family bathroom. There are well kept communal grounds and on-street parking. The quarter share is subject to approval by Wheatley Homes and a monthly rent of £390.70 is also payable to Wheatley Homes. Further details are available from the agent.

- Communal stair, with entry phone
- Hallway, with excellent storage
- Open plan kitchen/dining/living room
- Three double bedrooms, with storage
- Family bathroom
- Double glazing
- Gas central heating
- Communal grounds
- On-street parking

The quarter share is subject to approval by Wheatley Homes and a monthly rent of £390.70 is also payable to Wheatley Homes. Further details are available from the agent.





CORSTORPHINE

The property is situated within the sought after Corstorphine area of the City, lying to the west of the City Centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a 24-hour Tesco's supermarket. The Gyle Shopping Centre which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencers and Morrisons, to name only a few. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses and within easy reach together with Drum Brae and David Lloyd Leisure Centres. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Queensferry Crossing and Edinburgh's International Airport.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, microwave and fridge freezer are included in the sale (no warranties given). The dishwasher, washing machine and tumble drier are not included in the sale.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

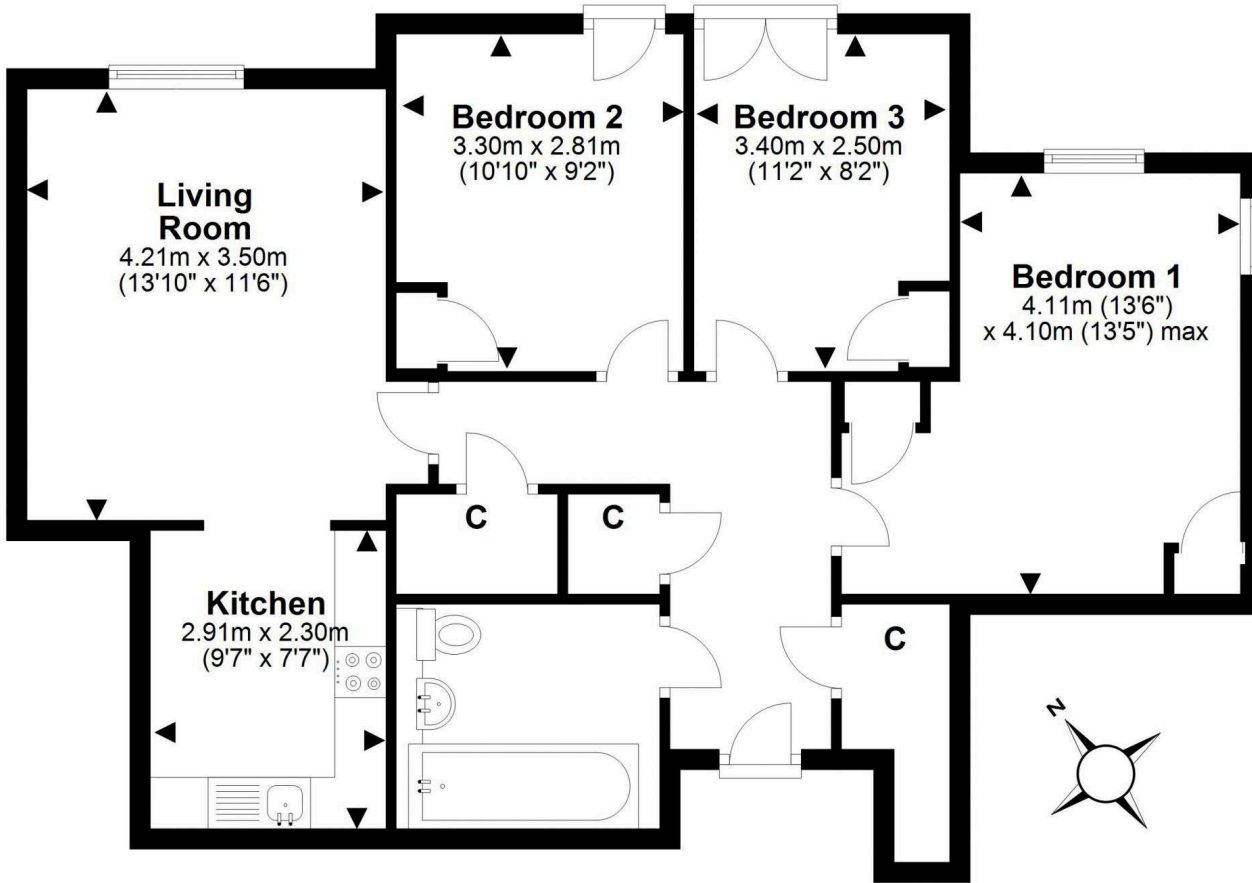
E

Home Report Valuation

£260,000

EPC Rating

B



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.
Plan produced using PlanUp.



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executry Estates
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation

ēspc

89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191

Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.