



9/5 Ashwood Gait
Corstorphine, Edinburgh, EH12 8PE

CALL US ON 0131 447 4747

9/5 Ashwood Gait, Corstorphine, Edinburgh, EH12 8PE

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with excellent storage.
- Access to attic storage space.
- Attractive living room/dining room with open outlook.
- Good sized modern fitted kitchen with appliances with space for table & chairs.
- Master bedroom with fitted wardrobes & ensuite shower room.
- Further double bedroom with fitted wardrobes.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- Well maintained communal grounds.
- Ample residents' parking.
- Unrestricted on street parking.



GENERAL DESCRIPTION

A well-presented second floor flat part of a modern development in the highly regarded Corstorphine district of the city, a short journey to the west of Edinburgh City Centre. There is a range of local amenities close at hand and the property would be an ideal purchase for a first time buyer/young couple.

FACTORING NOTE

The development is factored by Hacking & Paterson at an approximate charge of £250 per quarter. This covers the maintenance of all the common areas and also the block's buildings' insurance.

COUNCIL TAX BAND

E.

TRAIN STATION

APPROXIMATELY 3.2 MILES TO HAYMARKET TRAIN STATION.

AIRPORT

APPROXIMATELY 4.2 MILES TO EDINBURGH AIRPORT.

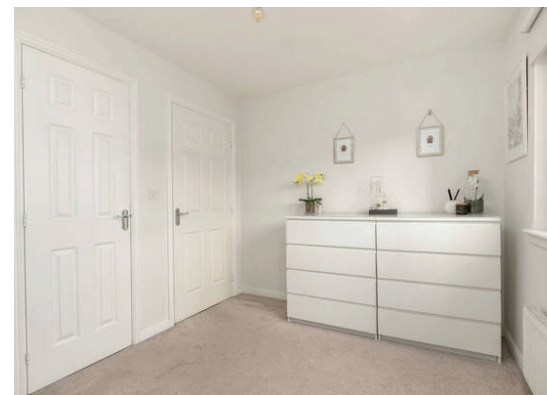
BUSES

WITHIN 300 METRES.

LOCATION

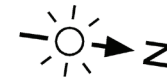
Corstorphine is a desirable and well-connected residential area lying to the west of Edinburgh city centre. The area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. The nearby Gyle Shopping Centre boasts over 40 shops, including an M&S and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, SOME LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER, DISHWASHER AND AUTOMATIC WASHING MACHINE. THE SOFA AND DINING TABLE WITHIN THE LIVING ROOM MAY BE AVAILABLE THROUGH NEGOTIATION.

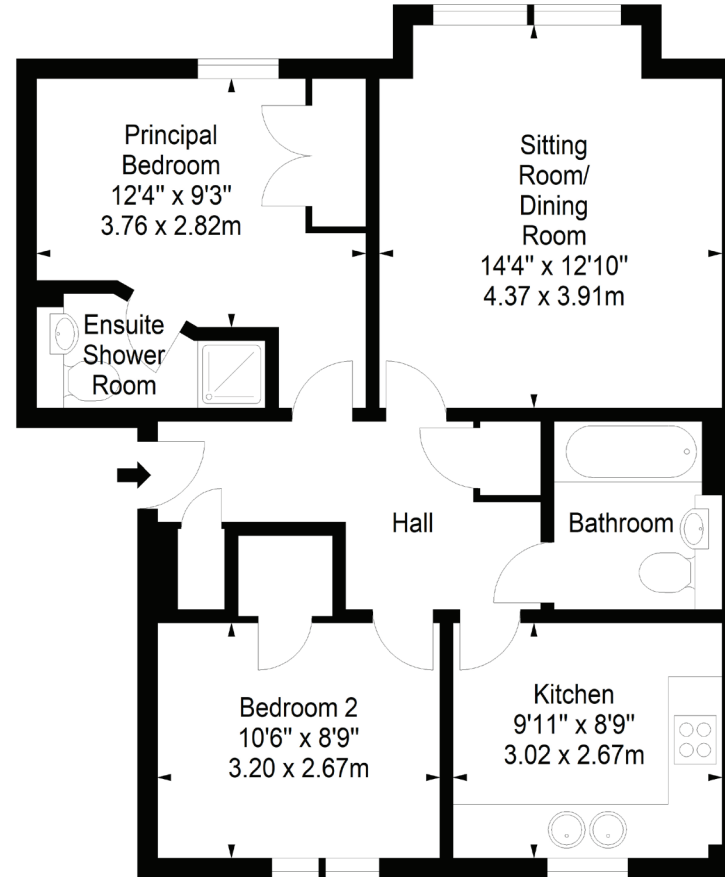




Ashwood Gait,
Edinburgh,
Midlothian, EH12 8PE



Approx. Gross Internal Area
681 Sq Ft - 63.26 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING B

Second Floor

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. 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. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.