



Solicitors & Estate Agents










Offers Over
£155,000

1/11 Claycot Park, Ladywell Avenue

Corstorphine | Edinburgh | EH12 7LG

This attractive, well proportioned 1-bedroom ground floor apartment forms part of an established and desirable retirement development with private resident's parking. Conveniently positioned in the heart of Corstorphine, close to excellent local amenities and transport links.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Communal Gardens
-  Resident's parking
-  EPC Rating – D
-  Council Tax Band - C



Description

Set within well-kept communal garden grounds, the complex is accessed via a main reception by way of a secure entryphone system with lift and stair access to all floors. Flat 11 is located to the south side of the building and comprises; welcoming entrance hallway with useful storage cupboard housing the water tank. There is a spacious lounge/dining with further built-in storage, a south-facing modern fitted kitchen with ample wall and base units with cooker, fridge freezer and washing machine included in the sale. There is a sunny, light and airy double bedroom with lovely open views to the Pentland Hills and benefits from fitted wardrobes and lastly the modern shower room comprises of a white three piece suite with electric shower. Further benefits include electric heating.



Additional Information

Prospective purchasers are accepted from 60 years of age. There is a monthly service charge of approx. £170 per month payable to Myreside Management for the upkeep of the communal areas and facilities. The complex offers a safe and secure environment with a House Manager, 24- hour emergency call line facility, residents' communal lounge & library with two self-contained guest rooms (bookable by prior arrangement). A £600 deposit is payable to Myreside Management.

Extras

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the cooker, fridge freezer and washing machine. Other items of furniture can be made available by separate negotiation if desired.

Viewing

By appointment with Neilsons on 0131 625 2222.





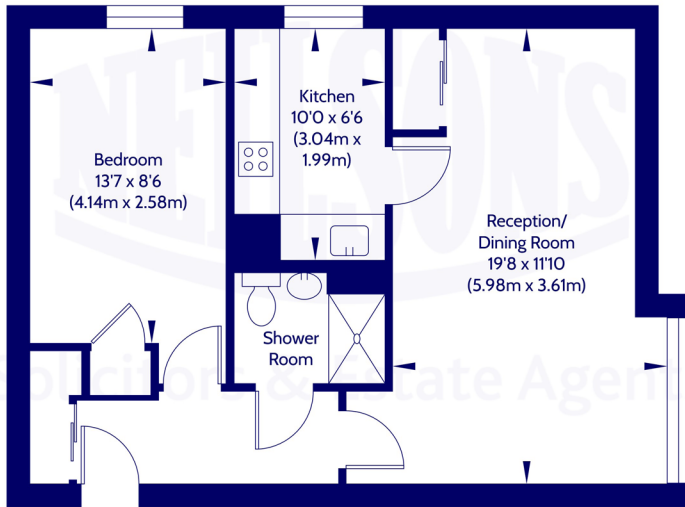
Location

Claycot Park is quietly located in the heart of the traditional village of Corstorphine, now a thriving Edinburgh suburb. This popular area benefits from a wealth of excellent local amenities including shops, cafes, restaurants and services including banks, medical centres and pharmacies. Tesco and Lidl supermarkets are close at hand and slightly further afield The Gyle Centre provides a good selection of high street named stores including a large Marks and Spencer. A variety of recreational facilities are available locally including the St Margarets Park, Drum Brae and David Lloyd Leisure Centres along with a choice of further parks and green spaces. Excellent local bus services provide frequent access to the city centre and surrounding areas and by car, the city bypass, central motorway network and Edinburgh International Airport are all within easy reach



Approx. Gross Internal Floor Area 48.57 Sq M / 523 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

