



1/2 Ladywell Avenue, EDINBURGH, EH12 7LG

Description

Bright and well presented ground floor retirement apartment within Claycot development near Corstorphine High Street and St Margaret's Park. Internally, the property has recently been redecorated in a neutral colour scheme and has new carpets throughout and a modern kitchen and wet room style shower room. The property is a perfect option for people looking to downsize within West Edinburgh. The development has many useful facilities / features including a private residents' car park, lift access, secure entry system, residents' lounge, part-time house / duty manager, 24 hour care line and electric storage heating.

The accommodation comprises:

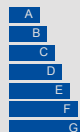
- Entrance hall with deep storage cupboard
- Generously proportioned rear facing living room with views of St Margaret's park
- Modern fitted kitchen with a range of units with laminate worktops with inset stainless steel sink and appliances including an electric ceramic hob with extractor hood, electric fan oven, fridge freezer, washing machine and microwave
- Wet room style shower room fitted with a pedestal wash basin, WC and Mira electric shower
- Good sized double bedroom with built-in wardrobes



VIEWING DETAILS

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

WWW.DMDLAW.CO.UK

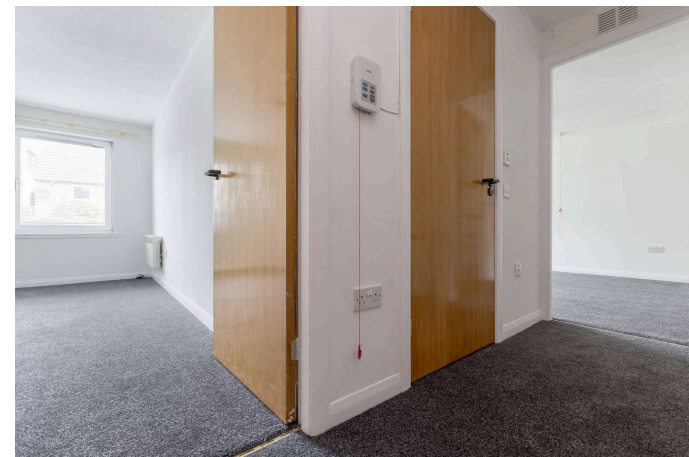


EPC RATING
C



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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.

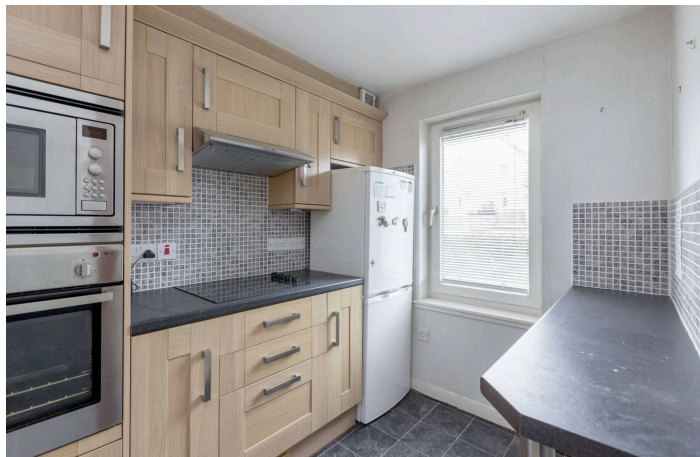
Factoring

The property is managed by Myreside Property Management. There is an initial £600 deposit and the monthly management fee is £170. This covers maintenance of the common areas including the garden.

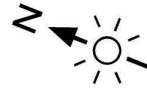
Extras

The fixed floor coverings, light fittings, blinds, curtains and kitchen appliances are included in the sale.

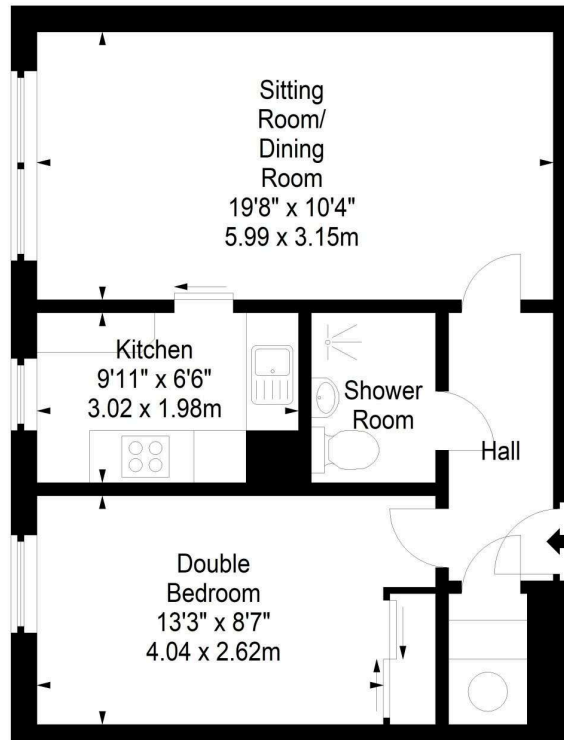
Council tax - Band C



Claycote Park,
Ladywell Avenue,
Edinburgh,
Midlothian, EH12 7LG



Approx. Gross Internal Area
518 Sq Ft - 48.12 Sq M
For identification only. Not to scale.
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Ground Floor

DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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T: 0131 316 4666

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