



5/11 Ashwood Gait

Corstorphine, Edinburgh, EH12 8PE



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2 bedroom 3rd floor flat in the popular Corstorphine area, ideal for a first time buyer.

- Sitting room
- Kitchen
- 2 double bedrooms
- Bathroom with 4-piece suite
- Secure entryphone system
- Bright & well proportioned
- Modern factored development
- Well presented & in move in condition
- Ideal for a first time buyer
- Electric heating & double glazing



Offers Over: £210,000

EPC Rating: B

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.

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About the Property

Situated within a modern factored development in the popular Corstorphine area, this 2 bedroom 3rd floor flat offers a spacious home ideal for a first time buyer.

The property is well presented with a neutral decor throughout further benefitting from gas central heating, double glazing and residents parking.

Management

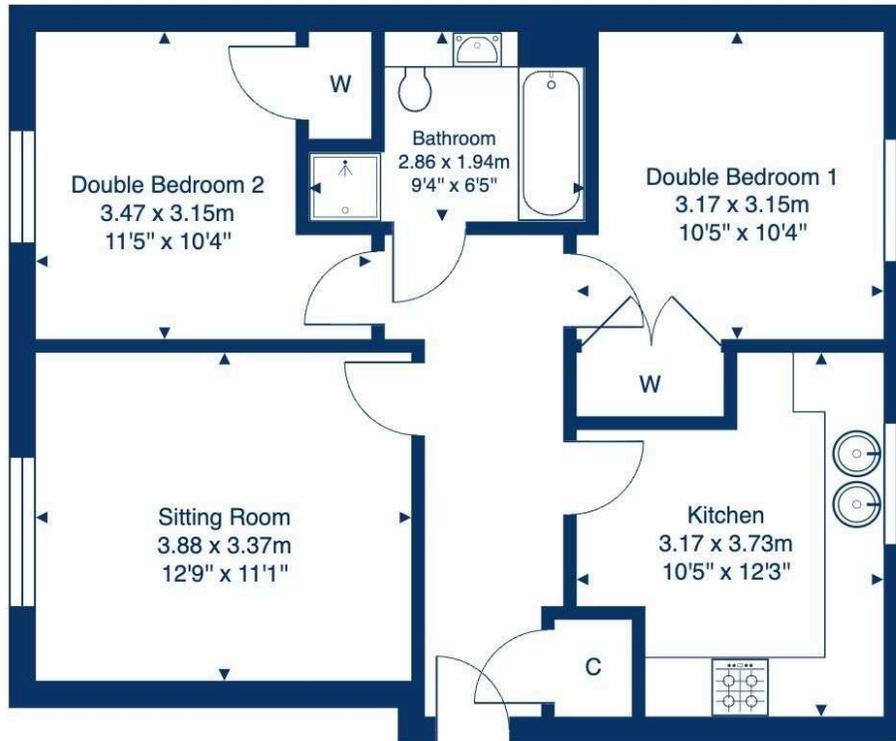
The development is factored by Hacking & Patterson at a current cost of approximately £70 per month. This cost include stair cleaning, maintenance of the green communal green spaces and block buildings insurance.

Extras

To include all fitted carpets, floor coverings, blinds, curtains and curtain poles in addition to the white goods within the kitchen - oven, hob, cooker hood, fridge/freezer, washing machine & dishwasher.



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Third Floor

Total Area: 60.1 m² ... 647 ft²

All measurements are approximate and for display purposes only.

Location

Offering a wealth of amenities on your doorstep, Corstorphine is a highly desirable and well-connected residential area west of Edinburgh City Centre. It benefits from excellent transport links by car and public transport, making commuting quick and convenient, with regular buses, nearby tram stops, and trains from South Gyle, as well as easy access to Edinburgh International Airport and major road networks.

The area is renowned for its excellent shopping, where traditional high street stores sit alongside larger retailers including Tesco Extra, Lidl and Co-op, while The Gyle offers over 40 shops and a selection of eateries. Leisure facilities are equally impressive, with David Lloyd's gym and sports amenities, Corstorphine Hill's scenic walks, local golf courses, and rugby, football and cricket clubs. Well-regarded primary and secondary schooling is available locally, with Edinburgh's leading independent schools also within easy reach.





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