

# CORSTORPHINE

20F Forrester Park Avenue EH12 9AN

**FIXED PRICE £119,950**

*Bright and spacious top floor flat in ever popular location.  
Hall, living room, two double bedrooms/one with built in wardrobes, modern fitted kitchen,  
and modern bathroom with shower.*

*UPVC double glazing.*

*Bright aspect and views to Corstorphine Hill.*

*Laminate floors.*

*New internal doors with astragal style glass panes.*

**Viewing: Thursdays 6.30pm-8.30pm Sundays 3pm-5pm  
or tel owner on 0131 466 2275.**



#### Hall (16'3" x 4'3")

Ceiling light. Smoke detector. Coving. Deep walk in storage with high level shelf, Telephone point. Laminate wood floor.

#### Living room (15'4" x 12'11")



Good sized, well proportioned livingroom with large picture windows to front facing west. Further window to south with views to Arthur's Seat. Timber fireplace with electric fire and marble hearth. Telewest point and separate telephone point. Two double and one single power points. Halogen, four bulb ceiling light. Laminate floor. Deep storage cupboard with high level shelf.

#### Kitchen (12'9" x 7'8")



Good sized kitchen with window to Corstorphine Hill to rear and further window to side. Recently fitted with ample base and wall units in light wood and having stainless steel sink with mixer tap. Automatic washing machine, electric cooker and fridge freezer all included. Cooker hood with recycling unit. Breakfast bar. Hatch to living room. Tiled splash backs. Tiled floor.

#### Bedroom One (11'6" x 11'6")



Large double bedroom with bright aspect. Double doors giving access to fitted wardrobe. Telephone point. Two single power points. Laminate wood floor.

#### Bedroom Two (9'2" x 10'2")

Further double bedroom with window with open aspect to Corstorphine Hill. Deep cupboard housing hot water tank and providing storage space Two single power points. Laminate wood floor.

#### Bathroom (8'4" x 4'9")

Large bathroom with modern three piece white suite and frosted window. Chrome fittings. Electric shower and shower screen. Solid timber door. Tiled floor.

#### Externally

Drying green and shared grassed areas.

#### Extras

The Automatic washing machine, electric cooker and fridge freezer are included in the purchase price.

Finlaysons  
135 Gorgie Road  
EDINBURGH  
EH11 1TH

DX ED44  
EDINBURGH 1



#### Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



t: 0131 346 0099

f: 0131 337 3751

e: mail@finlaysons.com, w: finlaysons.com