

CORSTORPHINE

1A Forrester Park Avenue EH12 9AA



OFFERS AROUND £110,000

- Immaculate ground floor flat in popular development
- Convenient locale to the west of the City
- Hall, livingroom, kitchen, 2 double bedrooms and shower room
- Electric White Meter heating
- UPVC double glazing.
- Good décor
- Free parking in street

Viewing

Thursdays 7pm-9pm Sundays 2pm-4pm

**Or telephone 07739 563 388 for
appointment**

This is an attractive ground floor flat in good decorative order in established development providing an ideal home. The property is well located for public transport links to and from the City Centre and to the Gyle Centre and Edinburgh Park. The accommodation, which is spacious and benefits from electric White Meter heating and double glazing, in more detail comprises:

HALL 16' x 3'10"

Provides access to all rooms and having a deep shelved store cupboard giving access to full height cellar providing further additional storage if required. Central ceiling light with five light halogen fitting. Electric white meter Dimplex storage heater. Single power point. Fitted carpet.

LIVING ROOM 15'3" x 13'3"



Large double glazed window with open aspect to front and window to side. Central ceiling light. Four double power points. Two Dimplex storage heaters. Sky TV connection. Telephone point. Hatch to kitchen. Stripped sanded and varnished natural wood floor.

KITCHEN 11'10" x 9'2"



Modern fully fitted kitchen with window to rear with aspect to Pentland Hills and further window to side. Ample base and wall units and stainless steel sink and drainer with mixer tap. Indesit automatic washing machine. Bosch dishwasher. Creda electric cooker. Breakfast bar area with space for two chairs. Tiled splashbacks. Four double power points and three single power points. White meter Dimplex storage heater. Hot water control panel with booster switch. New laminate effect vinyl floor.



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.

BEDROOM 1 11'3" x 10'7"



Large double bedroom with window to front. Large wardrobes with light, mirror door and twin glass doors in dark hardwood veneer. Central ceiling light. Dimplex storage heater. Double and single power point. Fitted carpet.

BEDROOM 2 11'3" x 7'10"

Further double bedroom with twin doors leading to built in wardrobes with hanging rail and shelves providing copious storage. Window to rear again with outlook to Pentland Hills. Dimplex wall heater. Two double power points. Wall mirror. Fitted carpet.

SHOWER ROOM 8'1" x 4'8"

Spacious shower room, fully tiled on three walls. Frosted window to rear. White suite with larger style shower cubicle housing electric shower. Deep storage cupboard with shelves housing cold and hot water tanks. Chrome fittings. Tile effect vinyl floor.

EXTERNALLY

The property is surrounded by grassed communal grounds. Gardening costs are approximately £6 per month for maintenance.

EXTRAS

All fitted carpets together with the Indesit automatic washing machine, Bosch dishwasher and Creda electric cooker are included in the sale.

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