

CORSTORPHINE

1/22 Claycot Park, Ladywell Avenue EH12 7LG



FIXED PRICE £115,000

- Pleasantly situated, ground floor (first floor level) retirement flat in high amenity area.
- Well regarded development adjacent to St Margaret's Park.
- Hall, living room, double bedroom and bathroom.
- Good storage space.
- Excellent communal areas.
- UPVC double glazing.
- Electric heating.
- Parking for residents and visitors.
- Sheltered housing manager and 24 hour call out service.

VIEWING:

**Telephone agents on 0131 313 556 or tel
07912 036 736**

Claycot Park is an excellently located retirement complex situated close to the centre of Corstorphine which has excellent shopping facilities and other amenities. There are good public transport links to and from the City Centre and to the Gyle Shopping Centre. The City Bypass and motorway networks are also easily accessible. The development has a number of airy communal areas with seating available for the use of the residents. The property is fully factored and there is a monthly payment of approximately £127 which covers common maintenance, the provision of the housing manager and block buildings insurance. There is a large communal storage cupboard close to this property and there are two guest rooms with kitchen and bathroom facilities which are available for visitors to stay overnight at a cost of approximately £8 per room per night.

HALL 10'1" x 4'2"

Entrance hall with large walk in storage cupboard off (5'1" x 3'1") housing hot water tank and meters and having a light and shelves for drying. Central ceiling light. Smoke detector. Storage heater. Double power point. Fitted carpet.

LIVING ROOM 19'9" x 10'6"



Large living room with twin windows to the front of the property. Fireplace with timber surround, marble insert and hearth housing a brass trimmed electric fire and grate. TV aerial point. Telephone point. Four double power points. Storage heater. Plain ceiling coving. Fitted carpet.

KITCHEN 10'5" x 6'7"



Entered off the living room and with a window to front. Fully fitted kitchen with ample base and wall units in light wood. Tiled splashbacks. Stainless sink and drainer. Zanussi automatic washing machine. Electric cooker. Fridge freezer. Condenser dryer. Two double and one single power points at upper level plus dedicated points at lower level. Expelair. Wood effect vinyl floor.

DOUBLE BEDROOM 15'4" x 8'8"



Good sized double bedroom with window to front. Built in mirror wardrobe. Plain ceiling coving. Two double power points. TV aerial point. Storage heater. Fitted carpet.

BATHROOM 6'7" x 5'

Three piece suite with stainless steel fittings. Tiled to ceiling level around bath. Mira Sport electric shower. Wooden medicine cabinet. Storage heater. Wall mirror. Expelair. Fitted carpet.

EXTRAS

All carpets, curtains and blinds together with the bedroom furniture comprising large wardrobe, chest of drawers, two further twin drawer units and bedside cabinet.

EXTERNALLY

Attractive, well maintained communal grounds. Parking for residents and visitors.

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.



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