



lindsays

Flat 4, 2 Clerwood View
Corstorphine, EH12 8PH

"immaculately presented and generously proportioned property with dual aspects to the front and rear of the building"

- Popular residential area
- Easy access to city centre
- Attractive, spacious accommodation
- Generous sitting room / dining room
- Modern fitted kitchen
- 2 good sized double bedrooms
- Bathroom
- Good storage
- Private parking
- Shared garden grounds

EPC Rating B

OFFERS OVER £200,000



Description

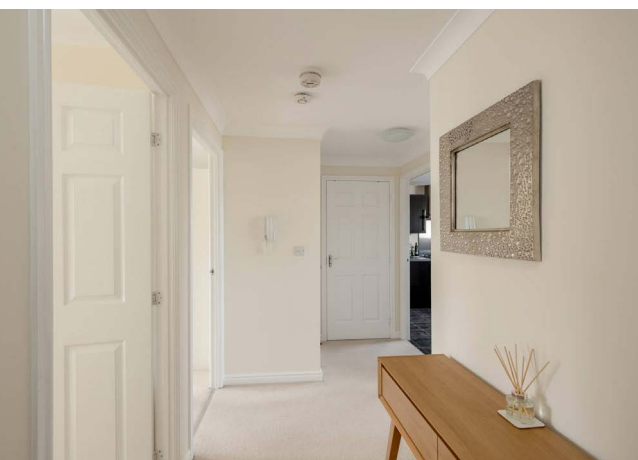
Located on a quiet street in the popular residential location of Corstorphine, this appealing first floor apartment forms part of a modern, factored development. The property offers immaculately presented and generously proportioned accommodation and has dual aspects to the front and rear of the building. In brief the accommodation comprises - secure shared entrance, welcoming and spacious hall with good storage, generous sitting room / dining room with Juliet balcony, superb fully-fitted kitchen, two spacious double bedrooms, and bathroom. There are well maintained communal garden grounds and private residents' parking.

Area

Corstorphine is a desirable residential area of the capital lying on the north western outskirts of the city. Princes Street and the city centre (approximately 4 miles) are readily accessible via regular public transport services and, in the opposite direction, the city by-pass, central motorway network and Edinburgh International Airport are all within a short drive. Corstorphine itself boasts one of the city's most comprehensive suburban shopping centres, with the Gyle Shopping Centre and Hermiston Gait also within close proximity. Small speciality shops and a variety of high street stores are all represented. There are large branches of Marks & Spencer, Tesco, Morrisons and Sainsbury's all nearby. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are readily accessible. Leisure options are plentiful and diverse. Cafes, restaurants, a casino, several golf clubs and a David Lloyd Leisure Centre, as well as the Drum Brae Leisure Centre and Swimming Pool, the Drum Brae Library Hub and the lovely open spaces of Cammo Estate and Corstorphine Hill, are to name but a few. There are several local access points to the city's cycle path network. The local schools have an excellent academic reputation.

Viewing

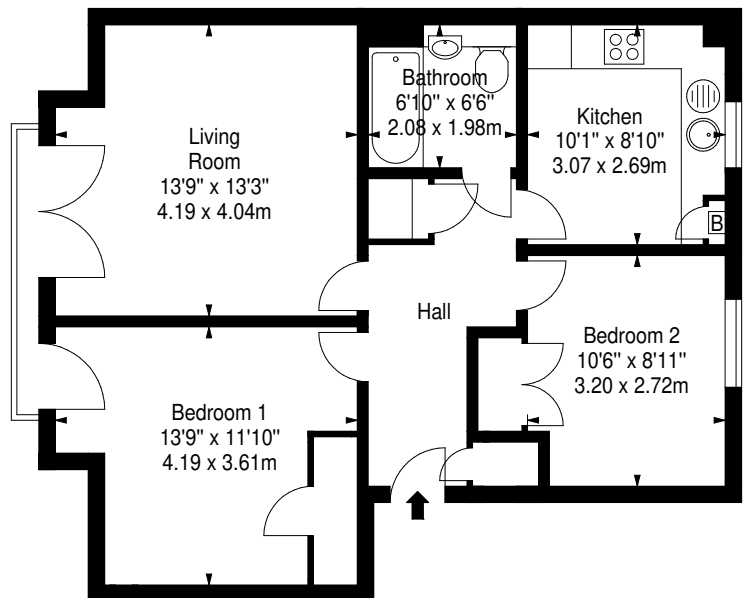
Sunday 2-4pm or by appointment contact Lindsays on 0131 229 4040



**Clerwood View,
Edinburgh,
Midlothian, EH12 8PH**



Approx. Gross Internal Area
680 Sq Ft - 63.17 Sq M
For identification only. Not to scale.
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First Floor

T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.