



GILSON GRAY

LAW • PROPERTY • FINANCE

7F FORRESTER PARK LOAN

Corstorphine, Edinburgh, EH12 9AZ



Well-presented with modern interiors and a neutral colour palette of décor, this second/top-floor flat is situated in an established residential area of Corstorphine and offers an ideal purchase for first-time buyers, city professionals, couples, young families, and rental investors alike. Excellent amenities lie within easy reach of the flat, such as everyday essentials shops, more extensive shopping facilities at The Gyle Shopping Centre, schools at primary and secondary level, college and university campuses, and transport links including bus services, road links, and two train stations.

Extras: Integrated appliances comprising an oven, hob, and extractor hood will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- Second/top-floor flat in Corstorphine
- Well-presented, modern interiors
- Secure shared entrance and stairwell
- Hallway with built-in storage
- Southeast-facing living/dining room
- Dual-aspect breakfasting kitchen
- Two double bedrooms with built-in storage
- Stylish bathroom with shower-over-bath
- Access to shared gardens
- Unrestricted on-street parking



"THIS WELL-
PRESENTED TWO-
BEDROOM FLAT IS
SURE TO APPEAL TO A
WEALTH OF BUYERS."



EPC RATING:

D

COUNCIL TAX BAND:

B

VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366

GLASGOW

160 West George Street
G2 2HQ
0141 530 2021

EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481

DUNDEE

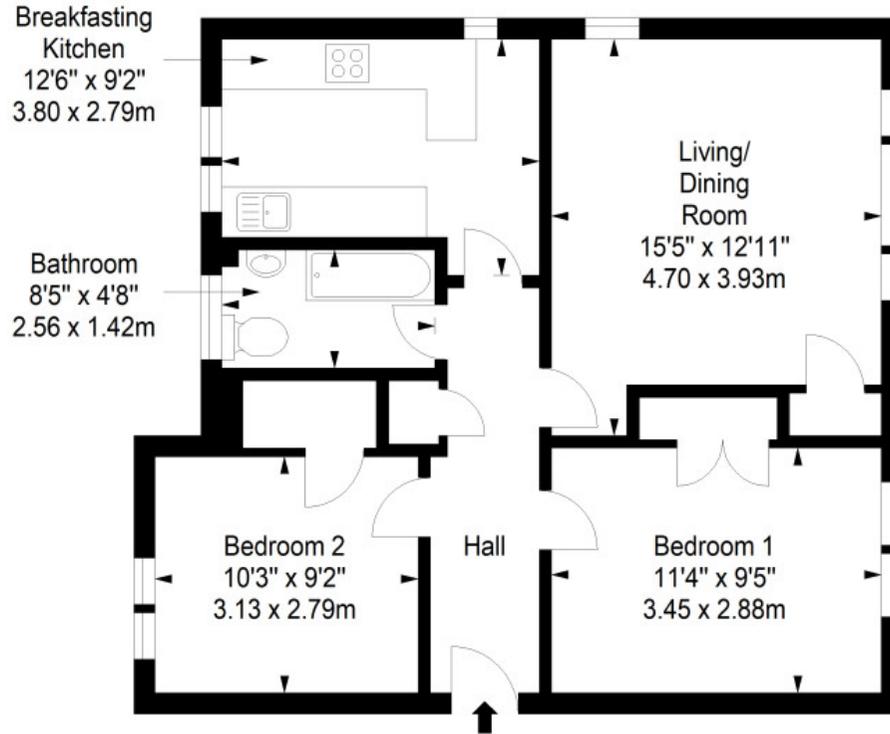
2 West Marketgait
DD1 1QN
01382 201 000

BORDERS

01890 880 008

Second Floor

Approx. 63.5 sq. metres (683.5 sq. feet)



Total area: approx. 63.5 sq. metres (683.5 sq. feet)



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.