



GILSON GRAY

LAW • PROPERTY • FINANCE

1/3 KIRKLANDS
Corstorphine, Edinburgh, EH12 9BA



1/3 KIRKLANDS

Forming part of an established, cul-de-sac development in desirable Corstorphine, this first-floor flat enjoys stylish, modernised interiors, two bedrooms, and spacious living areas, plus access to shared gardens and private residents' parking.

A secure shared entrance and stairwell takes you to the flat's front door on the first floor, which opens into a hall with a large built-in storage cupboard. On your right, you step into a bright and spacious reception room. Here, ample space is provided for a selection of furniture catering for both relaxation and dining, and a shelved recess offers space for display items. The living and dining room is conveniently connected to a dual-aspect kitchen – an ideal setup for everyday life and entertaining alike! A breakfast bar creates the perfect space for morning coffee and modern white cabinets are stylishly offset by granite-inspired worktops and splashbacks. Integrated appliances include a raised oven, a gas hob, and an extractor hood, whilst space is provided for freestanding and undercounter goods. On the opposite side of the hall, two bedrooms await. Continuing the attractive, modern presentation of the preceding accommodation, the sleeping areas enjoy a sunny southeast-facing aspect and the larger of the two accommodates a large built-in wardrobe with mirrored doors. The second double bedroom is currently utilised as an office – ideal for those who work from home. Finally, a chic bathroom completes the accommodation on offer and comprises a bathtub with an overhead shower, a basin set into storage, a WC, and a mirrored, wall-mounted vanity cabinet. Externally, the development is set in spacious shared garden grounds and offers its residents off-street parking in a private car park.

- Established cul-de-sac development
- Modernised first-floor flat
- Secure shared entrance
- Welcoming hall with storage
- Spacious living/dining room
- Contemporary breakfasting kitchen
- Two sunny bedrooms
- Stylish bathroom
- Shared garden grounds
- Private residents' parking



EPC RATING:



COUNCIL TAX BAND:



VIEWING

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

...

NORTH BERWICK

33 Westgate
EH39 4AG
01620 893 481

...

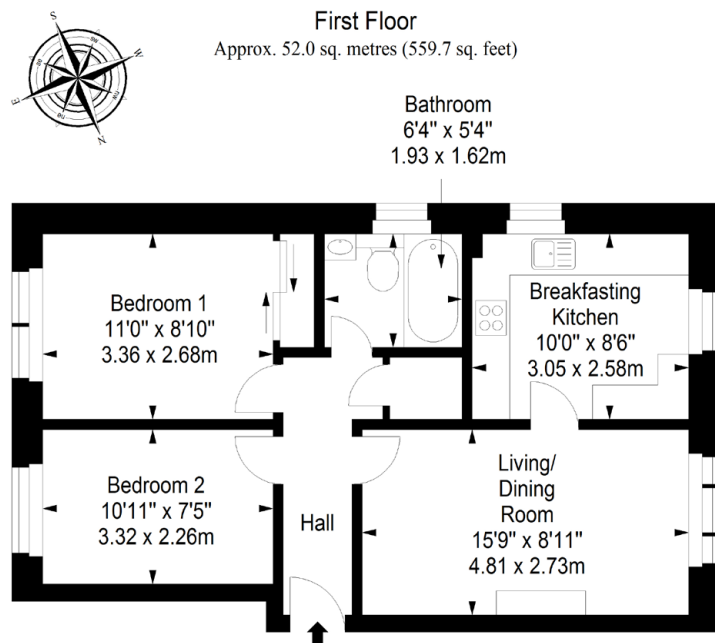
DUNDEE

11 South Tay Street
DD1 1NU
01382 549 321

...

ST ANDREWS

01334 845 934



Total area: approx. 52.0 sq. metres (559.7 sq. feet)

CORSTORPHINE

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, a Sainsbury's store, and a Scotmid. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, and tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a 7-minute drive away, with two tram stops within close proximity. The area is also served by regular day and night buses, frequent trains from the South Gyle train station, and excellent road links to the city centre, Glasgow, Fife, and to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessible.



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