



4E Forrester Park Gardens
Corstorphine

Edinburgh EH12 9AB

Offers Over £157,000

Caesar & Howie
Solicitors & Estate Agents



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An excellent first time buy or investment property is offered from this bright and modernised second floor flat, with west facing position, open aspects and ideal location for local amenities , supermarkets, tram stop and public transport links, Edinburgh Park, airport and city centre. The accommodation is in excellent order throughout, has well proportioned rooms, great storage and enjoys much natural light. Both bathroom and kitchen have been upgraded and the lounge is large enough for dining also. Communal garden to rear/drying area. A really nice flat, so be quick to view.

- **Communal entrance**
- **Hallway/storage/attic**
- **Spacious & bright lounge**
- **Upgraded modern style kitchen**
- **Two double bedrooms (wardrobes)**
- **Recently upgraded bathroom**
- **GCH & DG**
- **Communal garden/drying area**
- **On street parking to rear**
- **Open aspects**
- **Council tax Band B**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email kma@caesar-howie.co.uk



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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