



Flat 2, 1 Maplewood Park, Edinburgh, EH12 8WU

Spacious and Beautifully-Presented, Three-Bedroom, Corner-Aspect, Ground Floor Apartment

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Property Description

Spacious and beautifully presented, three-bedroom, corner aspect, ground floor apartment of a modern factored residential development. Located in a leafy development, in the sought-after Corstorphine area, to the west of Edinburgh city centre.

Comprises an entrance hallway, an open-plan living/dining room and kitchen, master bedroom with en-suite, two further flexible bedrooms, and a family bathroom.

Highlights include a stylish, fully integrated kitchen, fitted bathroom suites, contemporary flooring and lighting and a secure door entry system as well as a burglar alarm system. Features within this flat include double glazed windows, gas central heating, and good storage, including a walk-in wardrobe for the master bedroom.

Externally, the property benefits from a residents' car park to the rear, a shared bike store, allocated storage in a shared cellar, ample on-street parking for visitors, and shared grounds, including a large green adjacent.

Internally, this accommodation is in immaculate decorative order, while briefly consisting of an entrance hallway which gives access throughout, including a store cupboard. Front facing is an impressive, bright and spacious lounge/diner with modern wood-effect flooring. Open to the lounge, is a modern kitchen which benefits from an integrated 4 gas hob/oven, extractor hood, washing machine, dishwasher, fridge/freezer and under-unit and kickplate feature lighting.

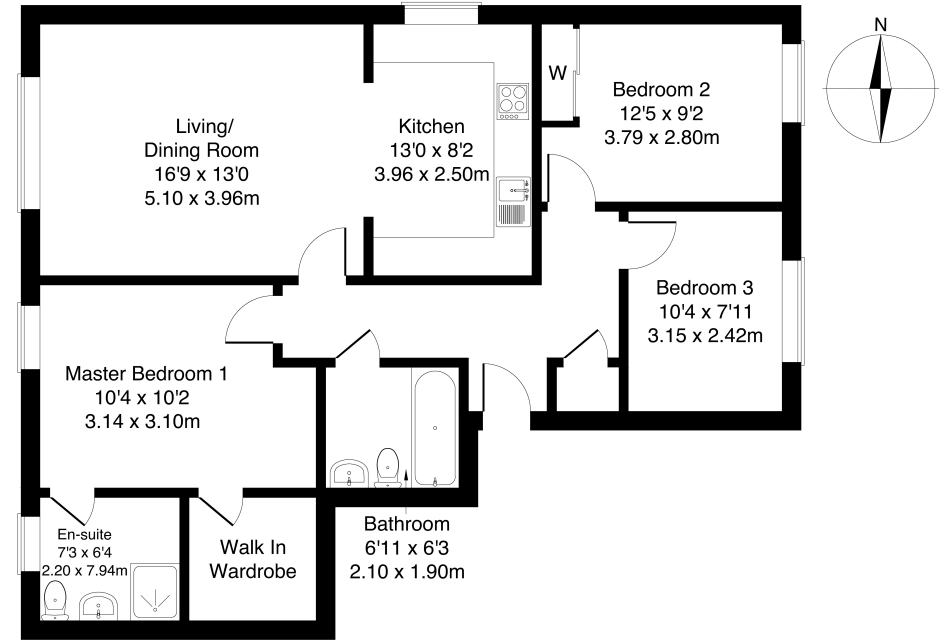
The spacious master bedroom is set to the front and includes a dressing room as well as an en-suite shower room with a fitted suite including a double shower cubicle, chrome heated towel rail and shaver point. Rear facing are two further carpeted bedrooms with a built-in wardrobe for bedroom two, whilst bedroom three offers optional use as a home office. With a fitted suite, the bathroom is set internally, with tiled splash walls, a shaver point, a chrome heated towel rail and an extractor fan.

An EWS1 form has been obtained and can be found at the back of the Home Report.

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Approximate Gross Internal Area: (947 sq ft - 88 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Corstorphine is a well-established and sought-after residential area, offering excellent amenities, schooling at all levels, and convenient transport links. The area provides a variety of housing options and easy access to local shopping on Queensferry, Drum Brae, and St. John's Roads, while a 24-hour Tesco superstore and the nearby Gyle Shopping Centre cater to a wider range of retail needs. Corstorphine is ideal for families, with numerous public parks and the scenic woodlands

of Corstorphine Hill providing great outdoor spaces. Leisure facilities in the area include Drum Brae Leisure Centre, the Capital Hotel Gym, David Lloyd Club, several golf courses, and Edinburgh Zoo. Regular public transport services connect Corstorphine to Edinburgh's city centre and beyond, making it a prime location for both families and commuters. The area is also home to highly regarded nurseries and schools, ensuring excellent educational opportunities.





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