



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

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

Up to date price and viewing info at mov8realestate.com/property

Property Description

Set within a modern, well-maintained development in the leafy heart of Corstorphine, this spacious and beautifully finished three-bedroom ground-floor apartment offers a rare corner aspect and superb natural light throughout. Ideally located to the west of Edinburgh city centre, the property forms part of a factored residential development and is presented in pristine decorative condition.

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.

The welcoming entrance hallway, complete with a built-in storage cupboard, provides access to all rooms. At the front of the home, a generous and stylish lounge/dining area boasts wood-effect flooring and an abundance of natural light, creating a warm and inviting living space. Open-plan to the lounge is a contemporary kitchen featuring integrated appliances, including a gas hob, oven, extractor hood, washing machine, dishwasher, fridge/freezer, and sleek under-unit and kickplate lighting.

The impressive master bedroom, also front-facing, benefits from a private dressing area and a modern en-suite shower room with a double shower cubicle, chrome heated towel rail, and shaver point. Two further well-proportioned bedrooms are set to the rear; bedroom two includes a built-in wardrobe, while bedroom three offers flexibility as a comfortable guest room or home office. Completing the accommodation is a stylish family bathroom with a fitted suite, tiled splash walls, chrome heated towel rail, extractor fan, and shaver point.

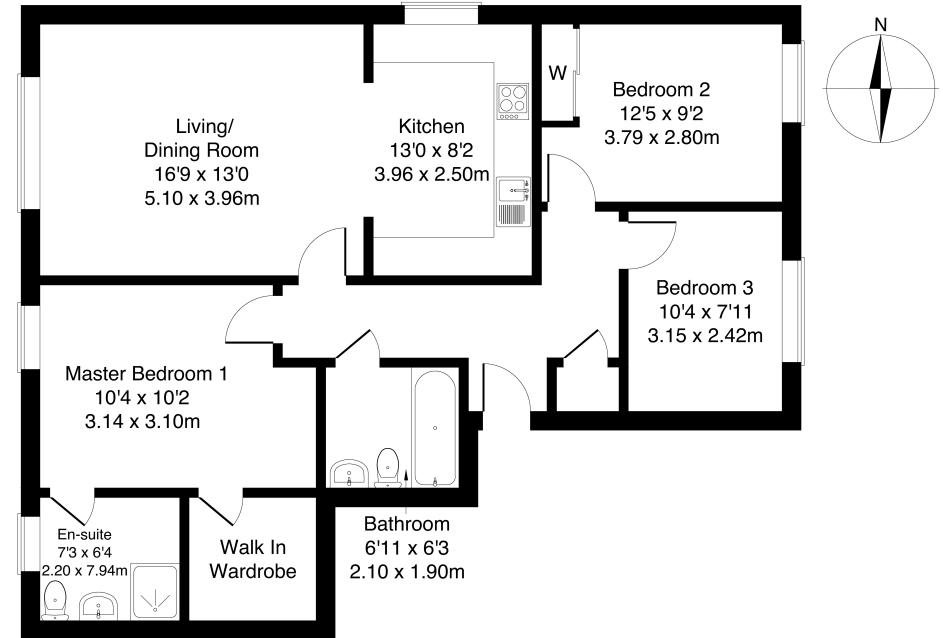
Externally, the property benefits from a residents' car park to the rear, a shared bike store, allocated storage in a shared cellar, ample on-street parking for visitors, and shared grounds, including a large green adjacent.

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 highly desirable and well-established residential area to the west of Edinburgh, renowned for its excellent local amenities, strong sense of community, and superb transport links. The area offers a wide range of housing, making it particularly attractive to families and professionals alike. Local shopping is easily accessible along Queensferry Road, Drum Brae, and St. John's Road, while a 24-hour Tesco superstore and the nearby Gyle Shopping Centre provide a broader selection of retail outlets, supermarkets, and dining options. Outdoor enthusiasts will appreciate the abundance of green space, including several public parks and the picturesque woodlands of Corstorphine

Hill. The area also offers a wealth of leisure facilities such as Drum Brae Leisure Centre, David Lloyd Club, the Capital Hotel Gym, multiple golf courses, and the popular Edinburgh Zoo. Corstorphine is well-served by frequent public transport, offering quick and easy access to the city centre, Edinburgh Airport, and surrounding areas. The neighbourhood is also home to a number of highly regarded nurseries and schools, making it an ideal choice for families seeking quality education in a convenient and vibrant location.





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