



**1/41 Claycot Park, Ladywell Avenue, Corstorphine, Edinburgh, EH12 7LG**

Immaculately Presented, One-Bedroom, First-Floor, Retirement Flat

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# Property Description

Immaculately presented, one-bedroom, first-floor, retirement flat, set within a factored, purpose-built development. Conveniently located in the desirable Corstorphine area of Edinburgh, west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, double bedroom and a shower room.

In move-in condition, highlights include light, neutral decor, a modern kitchen, with appliances and a fitted bathroom suite. There is also electric storage heating, double glazing and good storage, including a walk-in hall store.

The development has a secure entry, a warden service, a 24-hour care line, a lift service, residents' lounges and regular social events. In addition, there are two guest suites, private, residential parking and landscaped, communal garden grounds.

A selection of furniture is available for inclusion in the sale, subject to negotiation.

Subject to approval, applicants must be capable of independent living and must be at least 60 years of age.

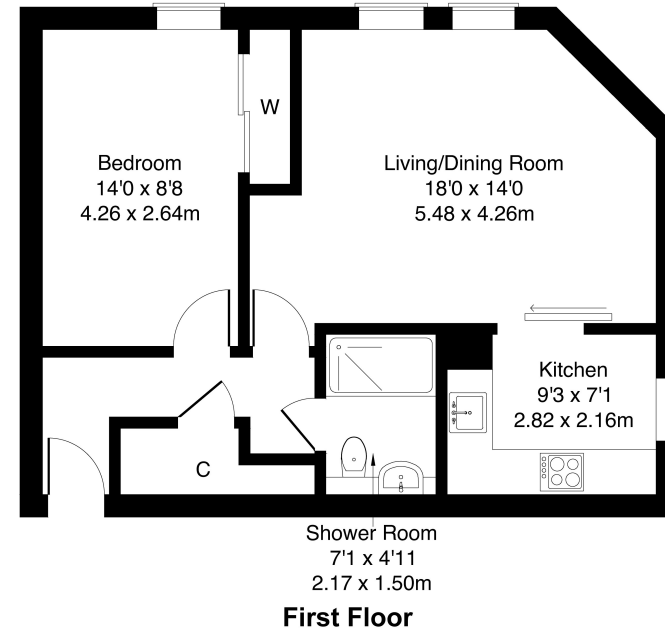
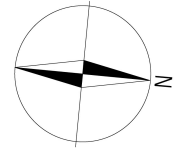
A welcoming entrance hall, with a deep storage cupboard, is finished with light neutral decor and carpeting, which continues throughout most of the flat. A spacious reception room enjoys plenty of natural light from twin, west-facing windows and offers a versatile floor plan for both freestanding lounge and dining furniture. Conveniently adjoining, a kitchen is fitted with light, wood-effect units, stone-effect worktops, tiled splashbacks, an integrated, eye-level oven, a ceramic hob, a freestanding fridge/freezer and a washing machine.

A well-proportioned double bedroom shares the sunny aspect of the living space and maximises floor space with integrated wardrobe storage.

Completing the accommodation, a shower room comprises a large, walk-in shower, a WC suite set into storage and panel splash walls.



**Claycot Park, 1/41 Ladywell Avenue**  
Approximate Gross Internal Area: (547 sq ft - 51 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 sought-after, established residential area with a historic village centre surrounded by an extensive range of housing types. A west-of-city location makes for quick access to the city centre, city bypass, Gyle and Gogarburn. There is local shopping throughout with a range of amenities on St. John's Road, whilst a 24-hour Tesco superstore and the nearby Hermiston Gait Retail Park and Gyle shopping

centres offer an extensive range of high-street names. Numerous family-friendly public parks and the woodlands of Corstorphine Hill are found in the area, whilst leisure facilities include a David Lloyd Club, a choice of local golf courses, and Edinburgh Zoo. The area has frequent public transport to both Edinburgh and further afield and a range of highly-regarded nurseries and schools at all levels.





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