



5/3 Maplewood Park

Corstorphine, Edinburgh, EH12 8WU

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Enjoying two southerly-facing balconies, this spacious two-bedroom, two-bathroom first-floor flat forms part of a peaceful contemporary development in sought-after Corstorphine, set within manicured grounds with residents' parking, close to excellent transport links, local amenities, and open green spaces. The perfectly presented home enjoys a welcoming, airy ambience due to its lightly-toned interiors and favourably sunny aspect.

The flat is reached via secure entry and a convenient lift service. Upon opening the front door, you enter an inviting, comfortably carpeted entrance hall housing two useful storage cupboards. A dual-aspect reception area leads off the hall, plushly carpeted and bathed in sunny light throughout the day. This exceptionally bright and spacious living area boasts statement rich-blue décor, a flexible footprint for lounge and dining furniture, and direct access to a south-facing corner balcony. The balcony pleasantly overlooks the leafy grounds and can accommodate a bistro seating set, making it a delightfully sunny spot for breakfasts, or relaxing over evening drinks. Next door to the reception area is a south-facing kitchen tastefully appointed in ivory-white and wood tones. Here, stylish cabinetry (with practical inset lighting) is fully integrated with appliances to create an immaculate finish. These comprise a fridge freezer, a washing machine, a dishwasher, an oven, and a gas hob with a stainless-steel splashback and chimney-style hood.

Features

- Quiet suburban development
- Modern first-floor flat with tasteful interiors
- Secure entry system and lift service
- Entrance hall with storage
- Generous living/dining room with sunny balcony
- South-facing integrated kitchen
- Principal bedroom with balcony, en-suite shower room, and walk-in storage
- One further double bedroom with storage
- Family bathroom with shower-over-bath
- Attractive communal garden grounds
- Residents' parking and bike storage
- Gas central heating and double glazing
- EPC Rating - B



“Modern first-floor flat with tasteful interiors with a generous living/dining room with sunny balcony”









Also found within the home are two double bedrooms supplemented by incorporated wardrobes and sumptuous deep-pile carpeting. The luxurious principal suite features walk-in storage, a sunny plant/seating balcony, and a neutrally-tiled en-suite shower room complete with a WC-suite, a towel radiator, vanity storage, and a shower enclosure. Finally, similarly appointed is a family bathroom with a shower-over-bath, accessed from the hall. The property is kept warm and efficient by gas central heating and full double-glazing.

Externally, the desirable development promises its residents shared access to well-maintained garden grounds, secure bike storage, and unrestricted private parking.

Extras: Included in the sale are all fitted floor coverings, window blinds and curtain poles, light fittings, and integrated appliances.

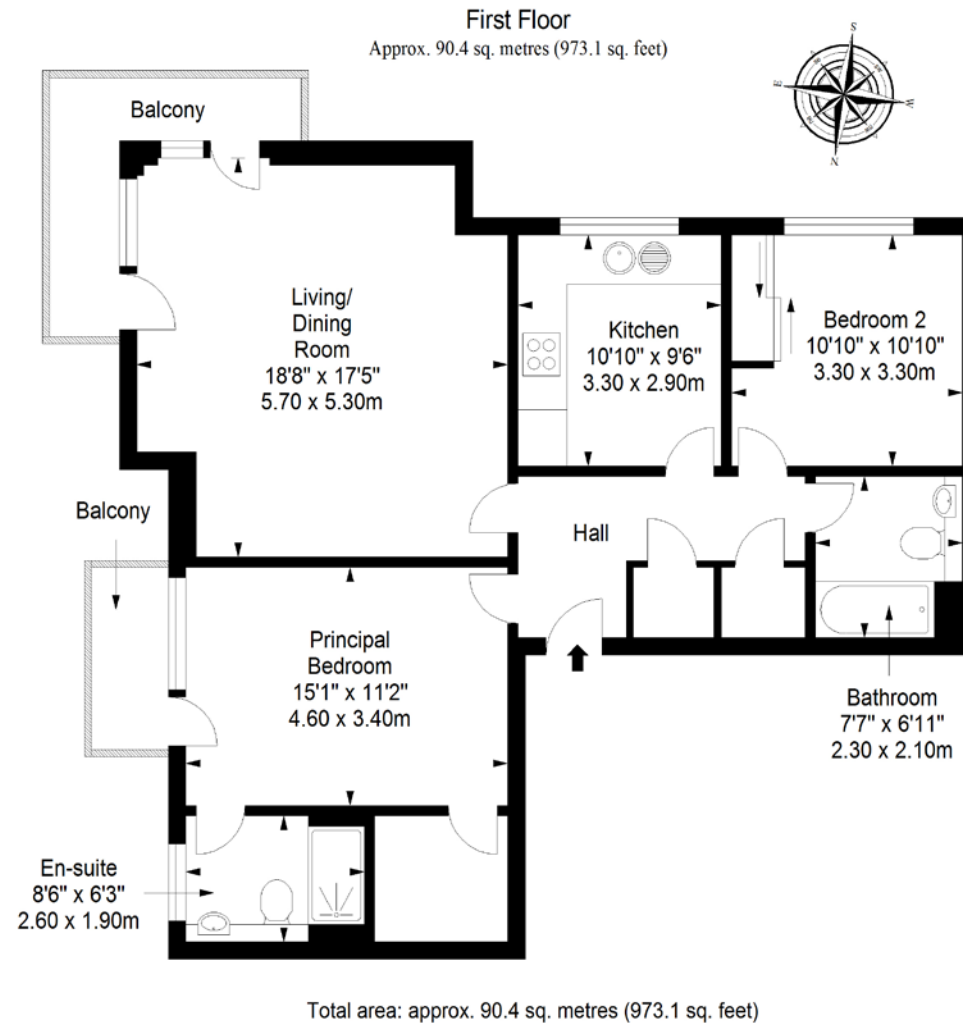
Corstorphine, Edinburgh

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 Tesco Extra supermarket and a Co-op. 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 centre. 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 short 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 accessed.





Floorplan



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