

**12a Forrester Park Grove  
Edinburgh EH12 9AJ**

**Offers over £145,000**

- Superb two bed flat
- Excellent first time buyer or investment purchase purchase
- Lounge/dining room
- Kitchen with ample wall/floor storage
- Two double bedrooms
- Bathroom with three piece suite and electric shower
- Communal gardens
- Residents car parking - free of charge.

**Council Tax Band: B**

**Tenure: Freehold**



## Ground Floor Flat

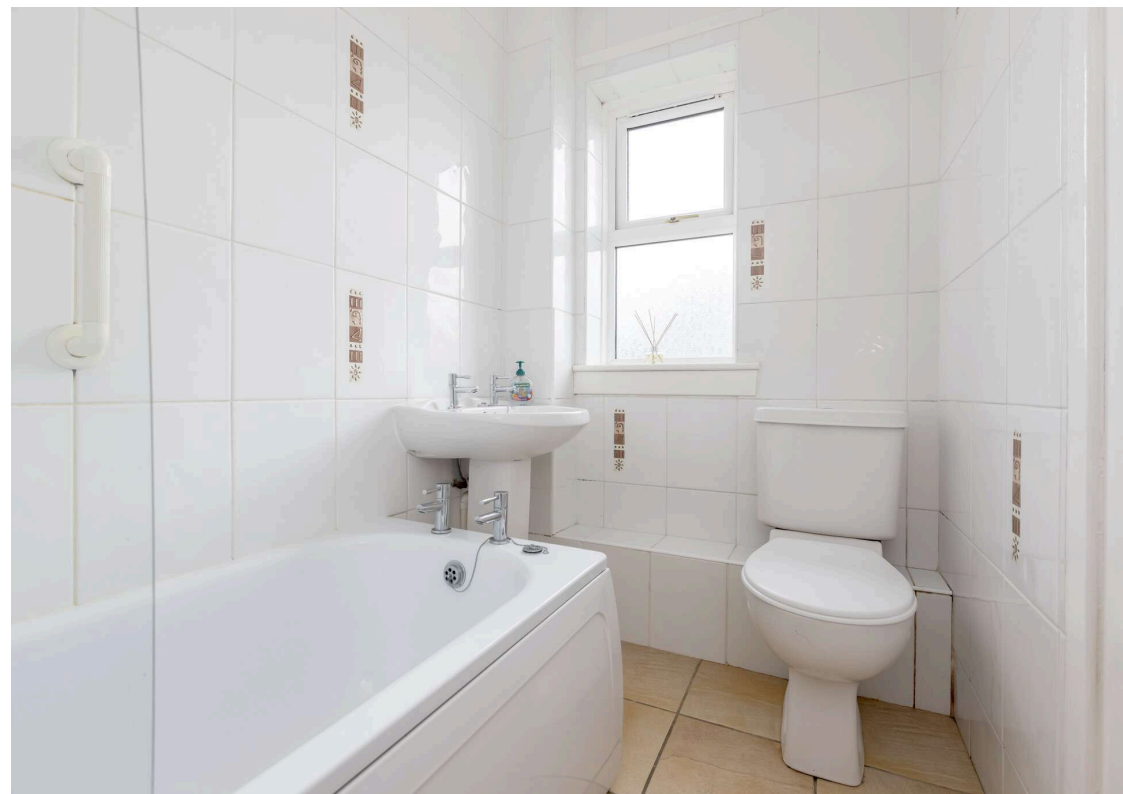
Blair Cadell are delighted to bring to market this superb two bed flat in the popular area of Corstorphine. The property is in great condition throughout and would appeal to the first time buyer/young professional or buy to let investor. The accommodation comprises a welcoming entrance hallway with a useful storage cupboard, leading to a bright and spacious living/dining room featuring a fireplace and a peaceful outlook over a greenspace area. The kitchen is fitted with a range of floor and wall-mounted units, an electric hob and oven, and includes a convenient serving hatch to the lounge. There are two generously sized double bedrooms, one of which benefits from built-in wardrobes providing ample storage space. The fully tiled bathroom is equipped with a three piece suite with an electric shower over bath and benefits from a spacious storage cupboard.

The property further benefits from gas central heating, double glazing throughout, and residents parking which is free of charge.

The property is located in the highly regarded Corstorphine area of Edinburgh, which lies to the north of the City Centre. Corstorphine enjoys a close knit community spirit, with a superb range of shopping outlets to be found in Corstorphine Village itself. Further shops can be found at the Gyle Complex. Leisure wise the choice is excellent and includes a range of bars and restaurants, health and sports clubs such as David Lloyd and Drum Brae Leisure centre. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach. For those seeking alternative methods of transport South Gyle, Edinburgh Park and Haymarket railway stations are both easily accessible, with Edinburgh Airport just a short drive away

**Viewing by appointment 0131 337 1800**

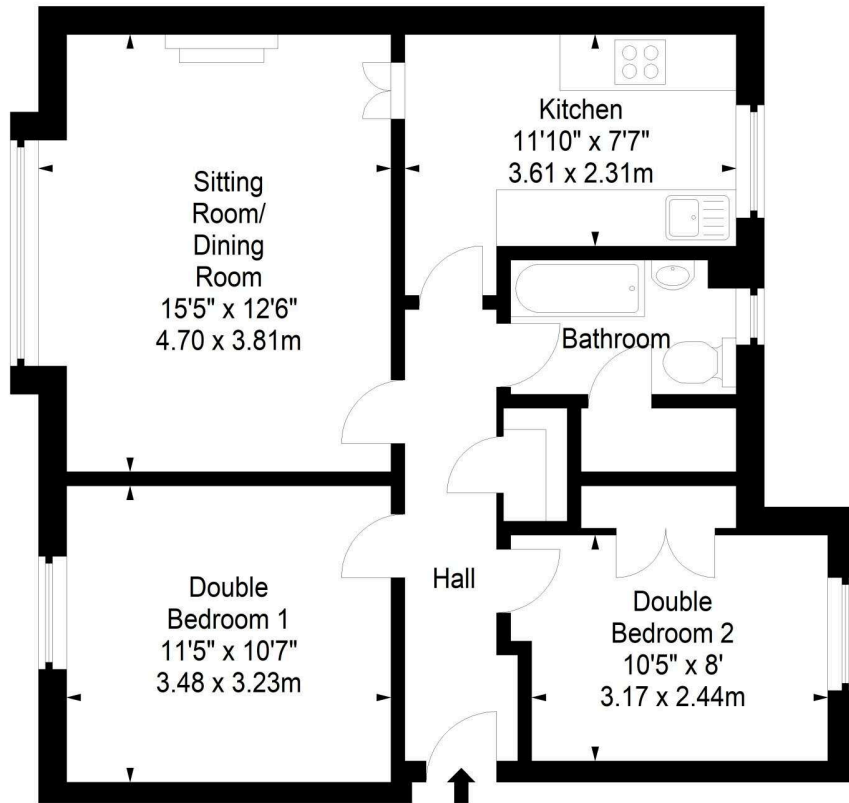
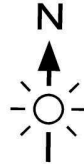




**Forrester Park Grove,  
Edinburgh,  
Midlothian, EH12 9AJ**



Approx. Gross Internal Area  
654 Sq Ft - 60.76 Sq M  
For identification only. Not to scale.  
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Ground Floor



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