



15/7 Pinkhill Park, Edinburgh, [EH12 7FA](#)

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# This fantastic **penthouse** **apartment** with wrap around balconies, with far reaching views and lift access

## Description

Accessed via a secure entry system and a well-maintained communal hall, the property offers generous accommodation. The apartment welcomes you into a stylish and beautifully light, open plan kitchen/sitting/dining area with direct access to south, east and north facing balconies, providing a wonderful entertaining space. Off the spacious entrance hallway, the remainder of the accommodation consists of a master bedroom with en-suite shower room and built in wardrobes each with private balcony, two further double bedrooms; both with private balconies and built in wardrobes and one with en-suite. There is also a convenient 4th bedroom/home office with balcony, a family bathroom, utility cupboard and plentiful hallway storage. In addition to the generous accommodation, surrounding the development there are landscaped grounds and residents' parking available.



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EPC

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**Offers Over**

£550,000

**Tenure**

Freehold

**Local Authority**

Edinburgh City Council

**Council Tax**

Band G





This sophisticated and contemporary penthouse apartment is equally suited to families, professionals or those seeking a striking urban pied-a-terre or investment.

## Location

Pinkhill Park is located in the middle of the highly regarded Corstorphine and Murrayfield areas of Edinburgh, which lie to the west of the city centre. Corstorphine is a thriving local community with a wide range of amenities on St. Johns Road including shops, bars, banks and a post office. A Tesco Extra supermarket is available in Corstorphine along with more extensive shops and amenities located at Hermiston Gait and South Gyle. Regular buses provide access to the city centre with South Gyle Railway Station and Saughton Tram Stop being located less than 1.5 miles of the property. Transport links out with the city are also well catered for, with road links to the city bypass, M8 and M9 via the A8 Glasgow Road.

There are well known Local Authority and Private Schools in the surrounding areas, among the latter being St George's School for Girls, Mary Erskine, Stewart's Melville, Fettes College and the Edinburgh Academy in Stockbridge.

The local area has a wealth of leisure opportunities including Murrayfield Rugby Stadium and Ice Rink, as well as several sports clubs situated nearby. Pleasant walks can be taken in the wooded slopes of Corstorphine Hill and Edinburgh Zoo, where you can also find spectacular views of the City and across the Firth of Forth. The property is next to Carrick Knowe Golf Club.

## Financial Guarantee/Anti Money Laundering

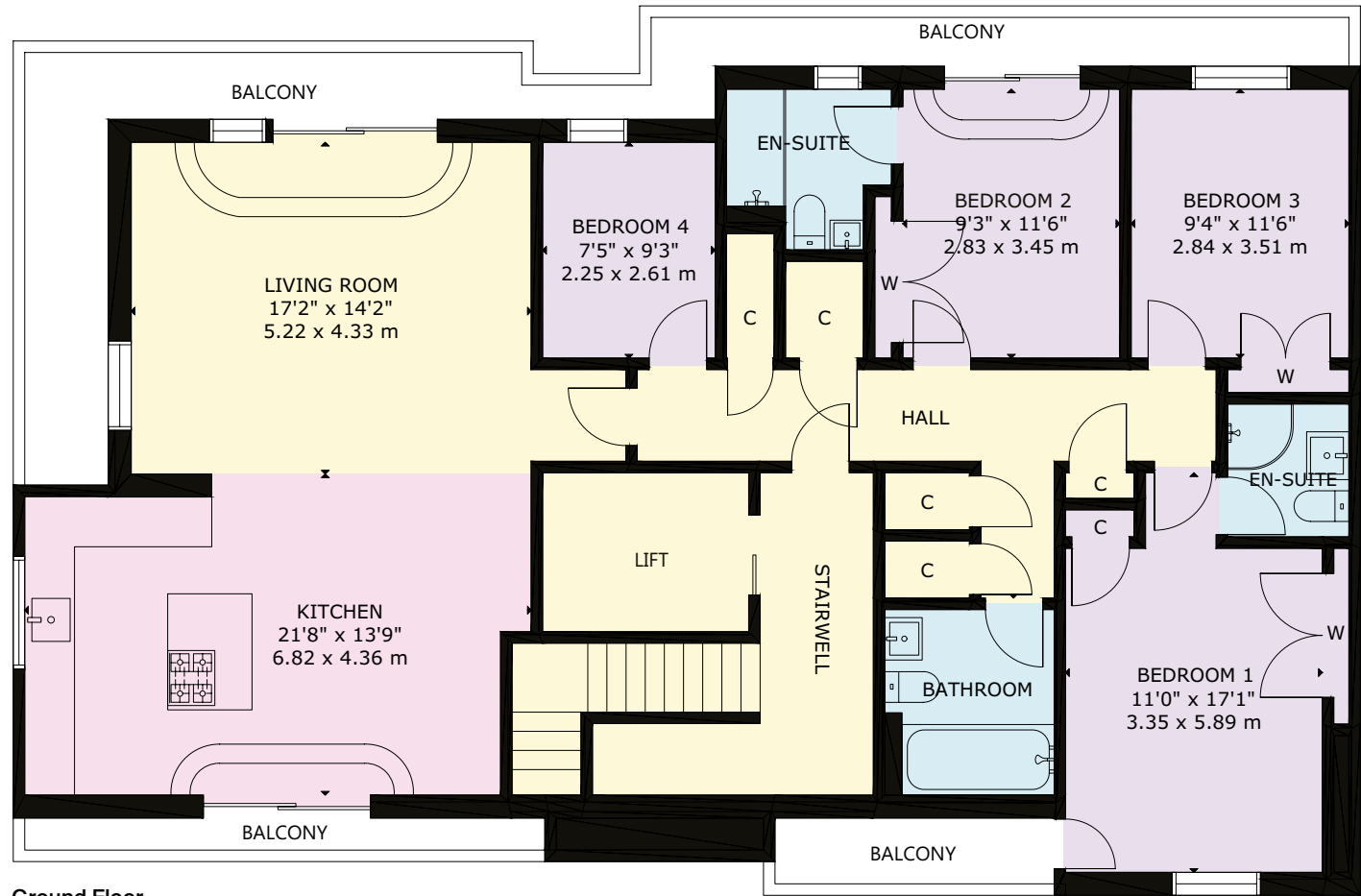
All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

**Approximate Gross Internal Floor Area:**

**1,617 sq ft / 150 sq m**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Ground Floor**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2023. Photographs and videos dated October 2023.

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