










Offers Over  
**£365,000**

## 36 Craigmount Brae

Corstorphine | Edinburgh | EH12 8XD

An excellent opportunity has arisen to purchase this spacious and bright end terraced townhouse with sizeable rear garden, offering fantastic family accommodation in a quiet cul-de-sac setting within the popular district of Corstorphine.

-  5 bedrooms
-  2 public rooms
-  2 bathrooms
-  Allocated parking
-  Private rear garden
-  EPC rating – D
-  Council tax band - E



## Description

The internal accommodation briefly comprises: welcoming entrance hallway, contemporary fitted kitchen/dining, generously proportioned lounge quietly situated to the rear and providing direct access to the rear garden, on the first floor there are three well proportioned bedrooms all with built-in storage and family bathroom with three-piece suite and shower over bath, on the second there is an excellent sized principal bedroom offering lovely open views with fitted mirrored wardrobes and en-suite shower room, finally a fifth light and airy bedroom which could be utilised as a home office. Further benefits include gas central heating, double glazing and good storage throughout.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated fridge/freezer, integrated oven, integrated hob and integrated washing machine.

## Gardens & Parking

To the front, there is two allocated parking spaces. To the rear, there is a secluded, fantastic sized private garden which is mainly laid to lawn with areas of patio.

## Viewing

By appointment through Neilsons (0131 625 2222).





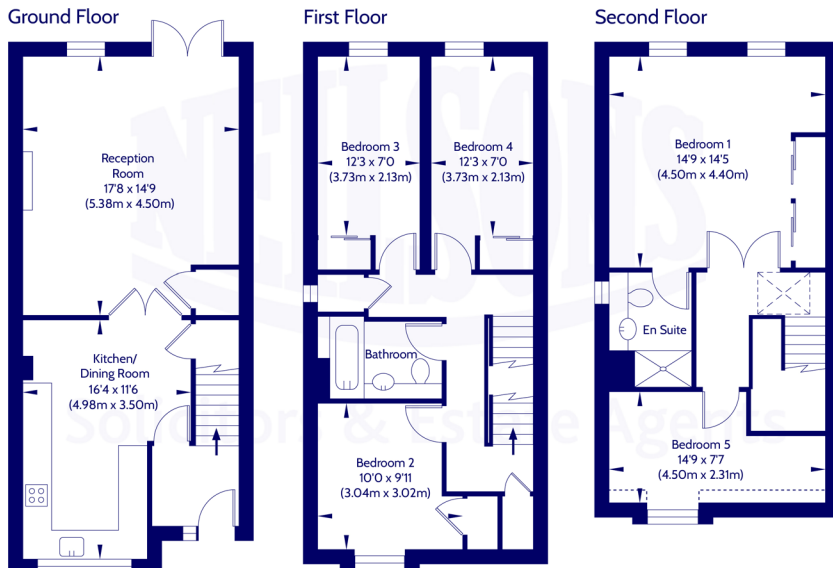
## Location

The property is in the desirable residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait offers a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 133 Sq M / 1432 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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