



**47 Craigs Park, Corstorphine,  
Edinburgh, EH12 8UL**



**CHARTERED FIRM**



**ELP**   
**Arbuthnott  
McClanachan**  
solicitors & estate agents

## BEAUTIFULLY PRESENTED

### TWO-BEDROOM SEMI-DETACHED HOUSE



Beautifully presented, two bedroom, semi detached house situated in a peaceful development in the sought after Corstorphine district in Edinburgh, close to excellent local amenities and transport links. The property has been very nicely decorated throughout and is in walk in condition, ideal for a family or a couple. On the ground floor there is an entrance vestibule, a bright lounge with a picture window overlooking the front garden and communal grounds, an open plan dining kitchen with smart units, a range of appliances and a breakfast bar. There is also a sunny conservatory, with under floor heating and access to the garden. On the upper floor there is a double bedroom, with lovely treelined views and to the Pentland Hills beyond. There is also a single bedroom, a very nice family bathroom and access to the floored attic. There are well kept communal grounds to the front and a private, fully enclosed, sunny rear garden with a patio area, planted borders, a raised bed and side access.

Vestibule

Open plan kitchen/dining/living room  
Conservatory with under floor heating

Double bedroom

Single bedroom

Bathroom

Gas central heating

Double glazing

Garden

Garage and residents parking

Factored by James Gibb (approx £30 per quarter)





## CORSTORPHINE

The property is situated within the sought after Corstorphine area of the City, lying to the west of the City Centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office and a 24-hour Tesco's supermarket. The Gyle Shopping Centre which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencer's and Morrisons, to name only a few. The property is also in the school catchment areas of Craigmount High School and East Craigs Primary. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses and within easy reach together with Drum Brae and David Lloyd Leisure Centres. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Queensferry Crossing and Edinburgh's International Airport.



### Extras

All fitted floor coverings, blinds, light fittings, oven, hob, washing machine, dishwasher, fridge and microwave are included in the sale (no warranties given).

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

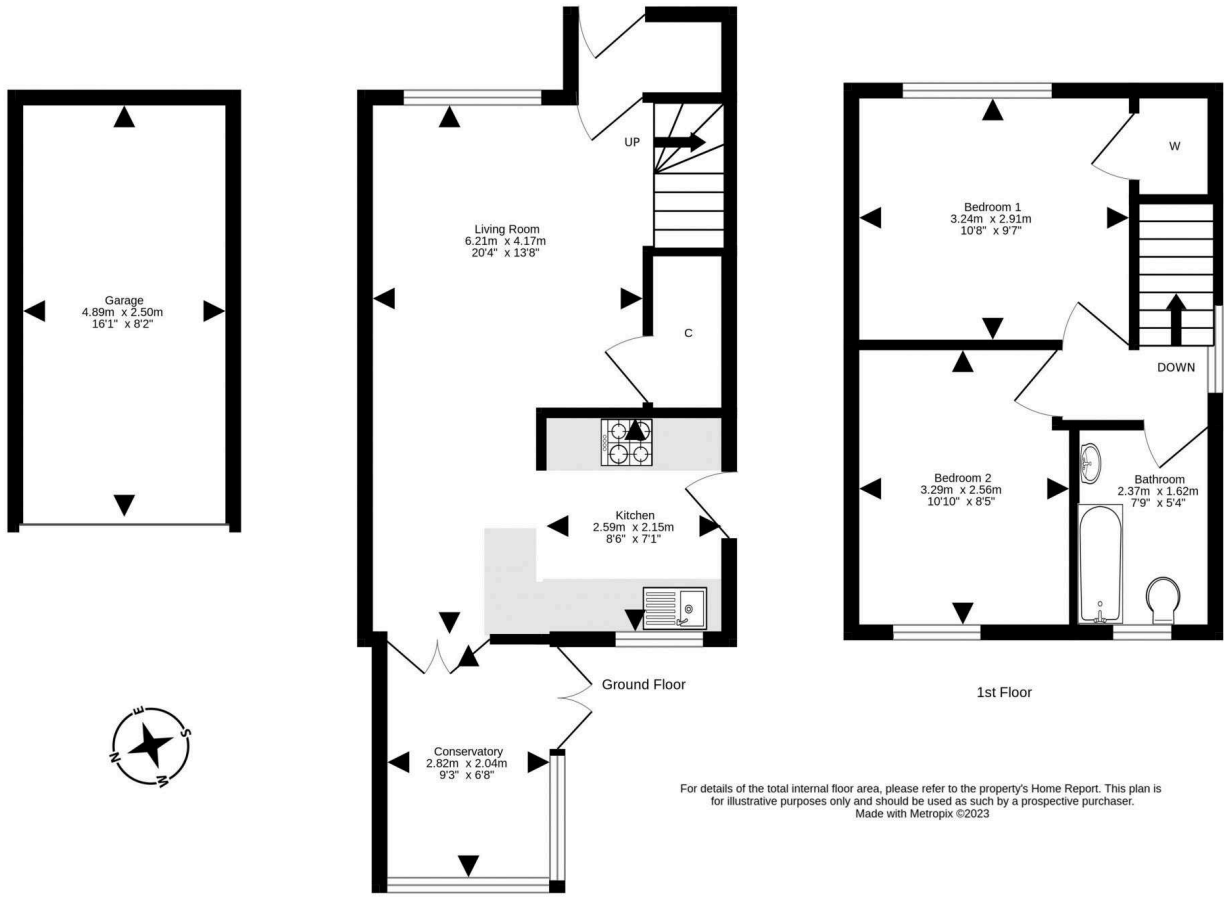
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### Home Report Valuation

£245,000

### EPC Rating

D



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