





4 Craigmount Bank, Edinburgh, EH4 8HH

Description

Well presented four bedroom linked detached villa in the popular Craigmount area of Corstorphine. The property is decorated in a neutral colour scheme and is in good order throughout. It has been extended to the rear to add a large conservatory and benefits from a garage conversion to add a valuable additional bedroom with en-suite facility. The property had a new combi boiler fitted in 2020 and has UPVC double glazing.

The generous family accommodation comprises:

- Porch/ vestibule
- Entrance hall with carpeted staircase to the first floor and storage cupboard beneath the stairs
- Extremely spacious living / dining room with oak flooring, cornicing and windows to the front and rear
- Downstairs bedroom with window to the front with a modern en-suite shower room with WC, wash basin and corner shower enclosure; heated towel rail & tiled flooring
- Fitted kitchen with a range of wall and base mounted units with laminate marble effect worktops with inset stainless steel sink and tiled splashbacks; the appliances include a gas hob with extractor hood, double oven, washing machine, dishwasher and tumble dryer
- Large conservatory to the rear with garden access
- Tiled bathroom with bath, wall hung wash basin with vanity unit and WC; heated towel rail
- Upstairs there are three further good sized bedrooms, all of which have built-in wardrobes
- The landing has a cupboard housing the boiler and hatch to the unfloored loft, which provides further storage



Viewing details

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

www.dmdlaw.co.uk



EPC rating
D

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Outside & Gardens

Private rear garden designed for low maintenance with raised decking and is enclosed by fencing. There is a paved front garden / driveway with space for two cars.

Location

The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops can be found nearby at Drum Brae with further shops, banking facilities and other social amenities nearby at St John's Road. There is also a large 24 hour Tesco nearby and the Gyle Shopping Centre is only a few minutes drive. Recreational facilities in the area include Drum Brae Leisure Centre, the David Lloyd Leisure club and Corstorphine Hill provides a choice of pleasant walks. It is also well located for motorway connections and Edinburgh airport. Excellent regular bus services to the City Centre are within a short walk. It is in the catchment area for East Craigs Primary School and Craigmount Secondary School, both of which are only a short walk from the property.

Extras

All fixed floor coverings, blinds, curtains, light fittings and the kitchen appliances are included in the sale.





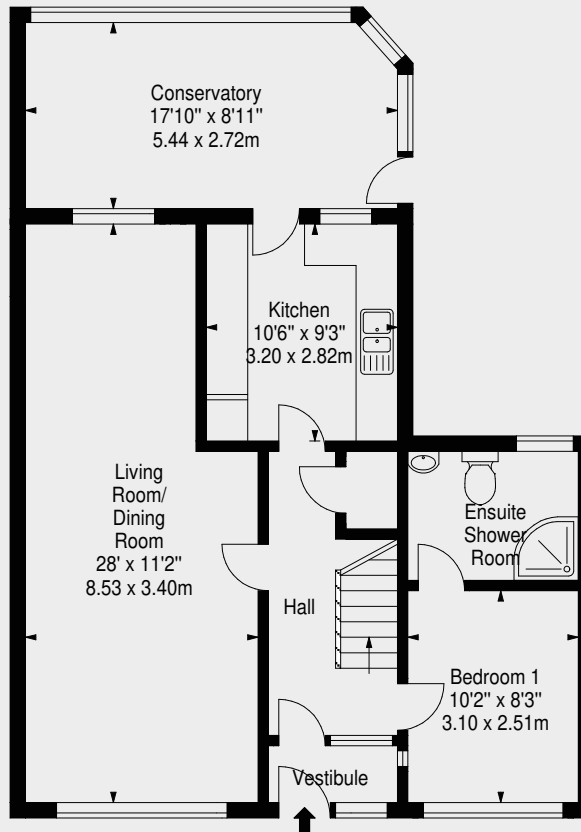
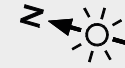




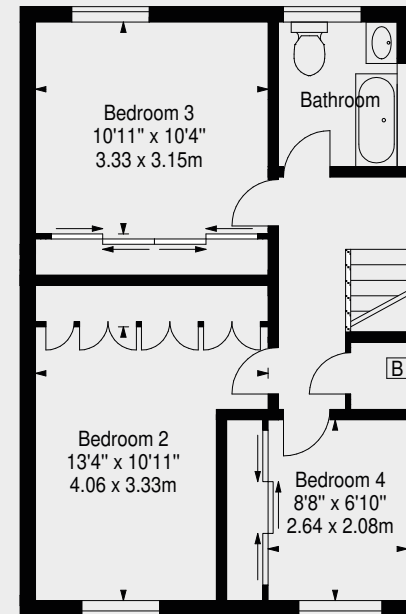
Craigmount Bank,
Edinburgh,
Midlothian, EH4 8HH



Approx. Gross Internal Area
1330 Sq Ft - 123.56 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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ESTATE AGENTS

Offers can be submitted in writing, fax or email:
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