



**9 Craigmount Brae**  
Corstorphine, Edinburgh, EH12 8XD

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For price and viewing information please visit  
[residential.gillespiemacandrew.co.uk](http://residential.gillespiemacandrew.co.uk) or call 0131 447 4747

## Ground Level:

- Reception hall.
- Well presented & generously proportioned living room with storage.
- French doors out to rear garden.
- Dining kitchen with appliances & storage.

## First Level:

- Upper landing with excellent storage.
- Two double bedrooms both with built in mirrored wardrobes.
- Further double bedroom with wardrobe.
- Contemporary fitted bathroom/shower.

## Second Level:

- Access to attic storage space.
- Spacious master bedroom with built in wardrobes.
- En suite shower room.
- Bedroom 5 currently being used as a study.



## GENERAL DESCRIPTION

A well-presented end terrace townhouse situated on a fabulous corner plot in the prestigious Corstorphine district of the City. The property is a short journey to the south west of Edinburgh City Centre close to an excellent range of local amenities. Making it an ideal family home in a great location.

## FEATURES

- Gas central heating.
- Double glazing.
- Private garden to front with bin store.
- Access to garden area at side.
- Extensive beautifully maintained garden areas to side and rear.
- South west facing at rear.
- Decking & patio areas.
- Two ponds.
- Allocated parking space within car park.
- Unrestricted on street parking.







## LOCATION

The Craigmount area of Corstorphine is a popular residential district located in the South West of Edinburgh. The property is perfectly positioned to take advantage of various public transport links around the city. It offers easy access to Edinburgh Airport, the City Bypass, and the main commuting routes, including the M8, M9, and Fife. Schooling is well represented from nursery to senior level, with both East Craigs Primary School and Craigmount High School being close by. Further education colleges, Heriot Watt University and Edinburgh Park Financial hub are all within the vicinity. Excellent facilities and amenities are on hand including an Edinburgh Leisure Centre and two libraries together with convenient day-to-day shops and a large Tesco Superstore. Craigmount Retail Park and The Gyle Shopping Centre are both nearby and house a good selection of high street retailers and services. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are also both easily accessible.

## FACTORING NOTE

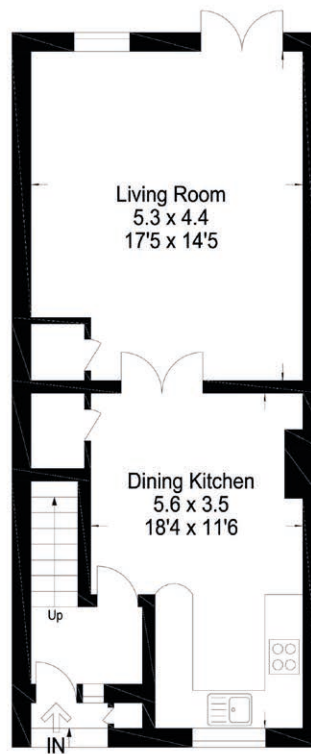
The development is factored by RMG and has an approximate charge of £23 per quarter and covers the cost of the maintenance of all the communal areas within the development.

**EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE INTEGRATED HOB, OVEN, COOKER HOOD, FREE STANDING AUTOMATIC WASHING MACHINE, DISHWASHER AND FRIDGE/FREEZER. SOME GARDEN FURNITURE MAY BE INCLUDED IN THE FOR-SALE PRICE.**

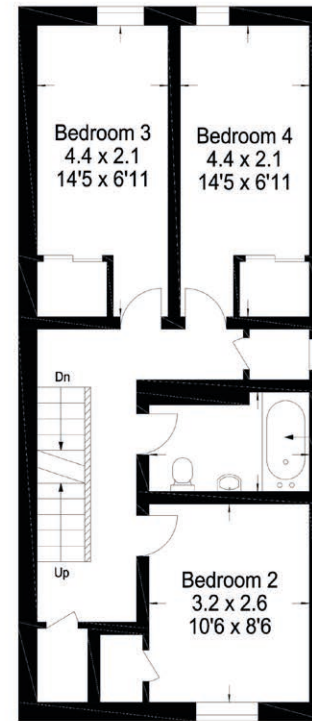


**COUNCIL TAX BAND - E.  
TRAIN STATION - APPROXIMATELY 1.7 MILES TO SOUTH GYLE TRAIN STATION.  
AIRPORT - APPROXIMATELY 5 MILES TO EDINBURGH AIRPORT.  
BUSES - WITHIN 200 METRES.**

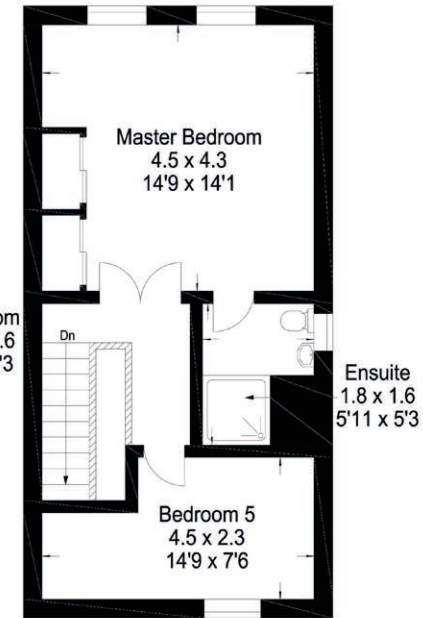




Ground Floor



First Floor



Second Floor

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
VistaBee 2022



**ENERGY PERFORMANCE  
CERTIFICATE RATING C**

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.