










Offers Over
£365,000

11 Neidpath Court, Craigievar Wynd

Corstorphine | Edinburgh | EH12 8GP

A rare opportunity has arisen to acquire this impressive four bedroom extended semi, set within a peaceful shared courtyard, in the sought-after Corstorphine district of the city. Close to superb amenities, transport links and reputable schooling, the property makes for an ideal family home. Viewing suggested.

-  4 beds
-  3 public
-  2 bathrooms
-  Private gardens
-  Lock-up garage & on-street parking
-  EPC Band - C
-  Council Tax Band - E



Description

Internally, the property is offered to market in a move-in condition while briefly comprising of:

Ground Floor; welcoming entrance hallway with excellent useful storage provisions, bright and airy lounge, fully-fitted kitchen/diner with a freestanding island, Belfast sink and sliding glass doors leading to the garden whilst being styled with modern white units and a wooden worktop, separate utility room with garden access, light and airy family room with French doors, and a cosy home office/study.

First Floor; landing with a handy storage cupboard and access to the partially-floored attic, generous master bedroom with en-suite shower room, two further well-proportioned double bedrooms with room for freestanding furniture and different configurations, fourth bedroom with a single storage cupboard, and a partially-paneled family bathroom suite with an over-bath shower.

Further benefits include an EV charging point, gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The property benefits from generous private garden grounds to the front, side and rear. Mostly laid with artificial turf, the gardens offer a low-maintenance upkeep whilst also benefitting from a wooden decked area and a summerhouse/cabin with electricity. For the car owner, there is a single lock-up garage nearby as well on-street free parking to accommodate both residents and visitors alike.

Viewing

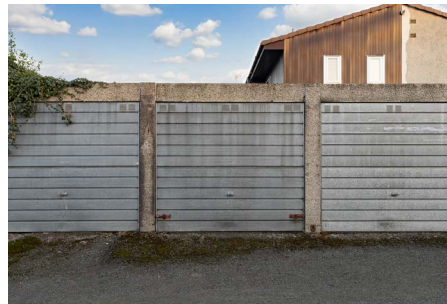
By appointment through Neilsons 0131 625 2222.





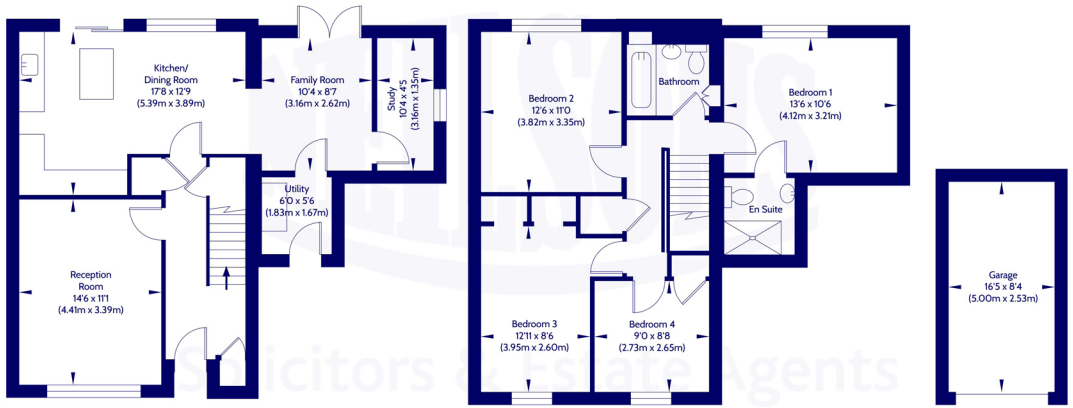
Location

Craigevar Wynd is a quiet no-through road of residential properties within the highly regarded district of Corstorphine, a sought after, high-amenity suburb lying approximately 5 miles west of Edinburgh City Centre. The area enjoys excellent transport links connecting quickly to the city, bypass, central motorway network and Edinburgh International Airport. Highly regarded schooling is available in the area from nursery to secondary level with a choice of reputable private schools also close at hand. St John's Road provides a wide range of local shops and services within easy walking distance of the property along with a choice of cafes, bars, restaurants and take-aways. Tesco Extra and Lidl Supermarkets can be found in Corstorphine with further shopping and high street stores close by at The Gyle including a large Marks & Spencer. A wealth of recreational facilities are in the area including the wonderful woodland walks of Corstorphine Hill Local Nature Reserve and walks to the Cammo Estate. A choice of leisure centres and gyms are available locally including David Lloyd on Glasgow Road and the Drum Brae Leisure Centre and swimming pool.





Approx. Gross Internal Floor Area 127.52 Sq M / 1372 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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