



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**32/3 CRAIGMOUNT HILL**

Corstorphine, Edinburgh, EH4 8HX



Set within an established development in Corstorphine, this ground-floor flat boasts immaculate, contemporary interiors, a good-sized living room, a stylish kitchen and shower room, and two bedrooms, plus access to shared gardens and unrestricted on-street parking.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, fridge/freezer, dishwasher, and washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

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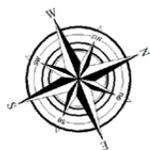
## FEATURES

- Immaculate ground-floor flat in Corstorphine
- Attractive, contemporary interiors
- Secure shared entrance
- Hall with walk-in storage
- Living room with patio doors onto garden
- Contemporary, fully integrated kitchen
- Two bedrooms
- Stylish shower room
- Access to shared gardens
- Unrestricted on-street parking
- EPC Rating - C
- Council Tax Band - C



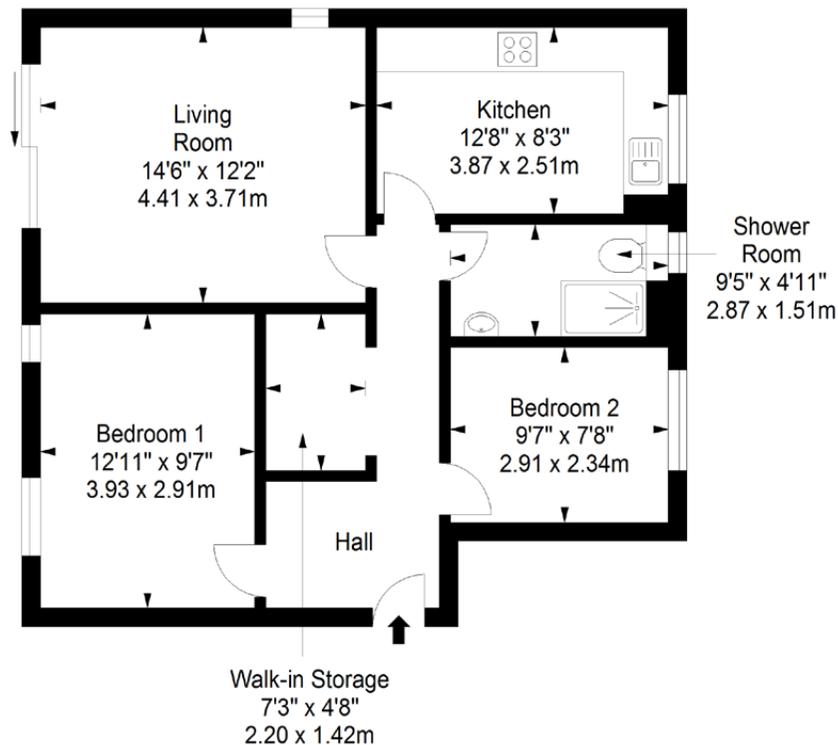
"TWO DOUBLE BEDROOMS  
AND A STYLISH  
SHOWER ROOM"





### Ground Floor

Approx. 62.7 sq. metres (674.9 sq. feet)



Total area: approx. 62.7 sq. metres (674.9 sq. feet)

GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 201 000



## BORDERS

01890 880 008



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