



**11 Craigmount Grove**  
**Corstorphine, Edinburgh, EH12 8BJ**

CALL US ON 0131 447 4747

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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

- Well-presented front garden with monobloc driveway, leading to the front door with entrance vestibule.
- Bright reception hallway.
- Attractive sitting room to the front of the property with feature fireplace and press shelving.
- Spacious double bedroom to the front of the property.
- A further double bedroom downstairs with generous fitted wardrobes.
- Sunny family/dining room quietly situated to the rear of the property with direct access out to the garden patio via glass sliding doors.
- Modern fitted kitchen with wall and floor-mounted units and access out to the back garden. The appliances include a four-ring gas hob and oven, fridge/freezer, dishwasher and washing machine. Large storage cupboard housing the gas boiler and ample room for a dining table and chairs.
- Family bathroom comprising of large bath with shower over, WC and wash-hand basin with wall and lower storage. The bathroom also benefits from a wall-mounted heated towel rail.
- A generous and bright double bedroom on the upper level, featuring a bay window with fantastic views out to the Pentland Hills. Two fitted wardrobes, providing plenty of storage.
- A further single bedroom/study on the upper level, with fitted storage and access to further storage in the attic eaves.
- A second family bathroom upstairs comprising of a bath with shower, WC and wash-hand basin.
- Generous sized garden to the rear which benefits from a large patio area, providing the perfect space for al-fresco dining, as well as a lawn bordered with mature shrubs and trees.
- Large driveway leading to single garage at rear.
- Gas central heating.
- Double glazing.
- Alarm

## GENERAL DESCRIPTION

An exceptionally bright and generous extended detached bungalow situated in the highly regarded Corstorphine district of the city, a short journey to the west of Edinburgh City Centre. As well as the impressive move in condition, the property benefits from a large driveway, garage and well-maintained sunny front and rear gardens. There is an excellent range of local amenities close at hand and the property would make an ideal family home in a great location. A highlight of this attractive family home is the sunny west facing aspect, providing an abundance of light throughout the day. With great potential for renovation or extension.





## LOCATION

Corstorphine offers a wealth of amenities on the doorstep and thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as Tesco Extra supermarket and Scotmid. The nearby Gyle Shopping Centre boasts over forty shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from Haymarket train station and excellent road links to the city centre, Glasgow, Fife and the South.

### EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE AND DISHWASHER.

COUNCIL TAX BAND: G.

TRAIN STATION: APPROXIMATELY 3.2 MILES TO HAYMARKET TRAIN STATION.

AIRPORT: APPROXIMATELY 4.4 MILES TO EDINBURGH AIRPORT.

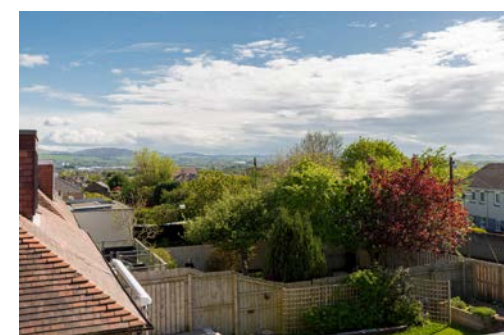
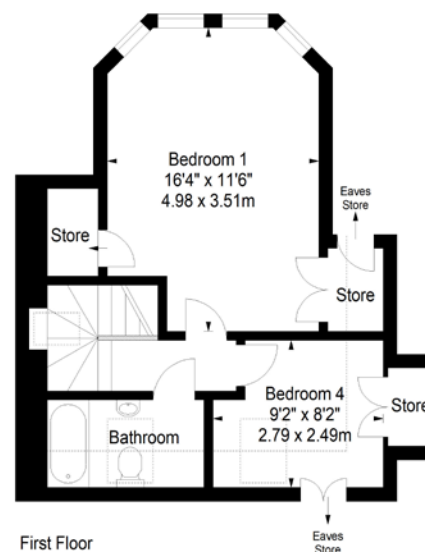
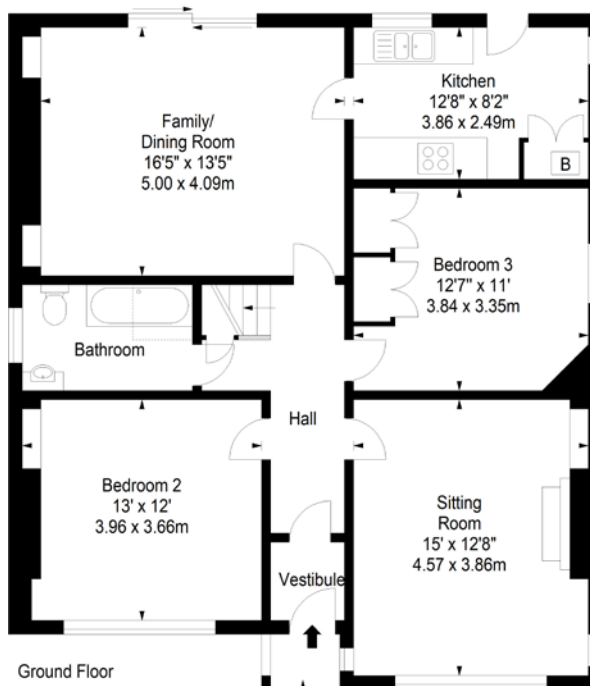
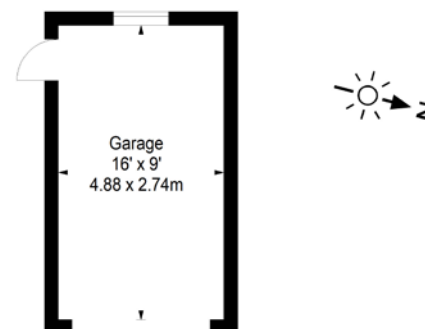
BUSES: WITHIN 0.5 MILES



**Craigmount Grove,  
Edinburgh,  
Midlothian, EH12 8BJ**



Approx. Gross Internal Area  
1418 Sq Ft - 131.73 Sq M  
Garage  
Approx. Gross Internal Area  
144 Sq Ft - 13.38 Sq M  
For identification only. Not to scale.  
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**ENERGY PERFORMANCE  
CERTIFICATE RATING D**

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**WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK**

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.