



GILSON GRAY

LAW • PROPERTY • FINANCE

33 CRAIGS GARDENS

Corstorphine, Edinburgh, EH12 8HA



Offering two reception rooms, a breakfasting kitchen with a utility area, a home office, two shower rooms, and an en-suite WC, plus a well-maintained garden, an integral single garage, and a multi-car driveway, this semi-detached house is situated on an established residential street in Corstorphine, close to excellent amenities such as shops, schools (including Corstorphine Primary School), transport links, and parks, and is under six miles from the city centre. It is presented with attractive, modern interiors and also has a full-size basement, ideal for storage or future development, subject to the correct permissions.

Extras: Integrated appliances comprising a double oven, a gas hob, and an extractor hood will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

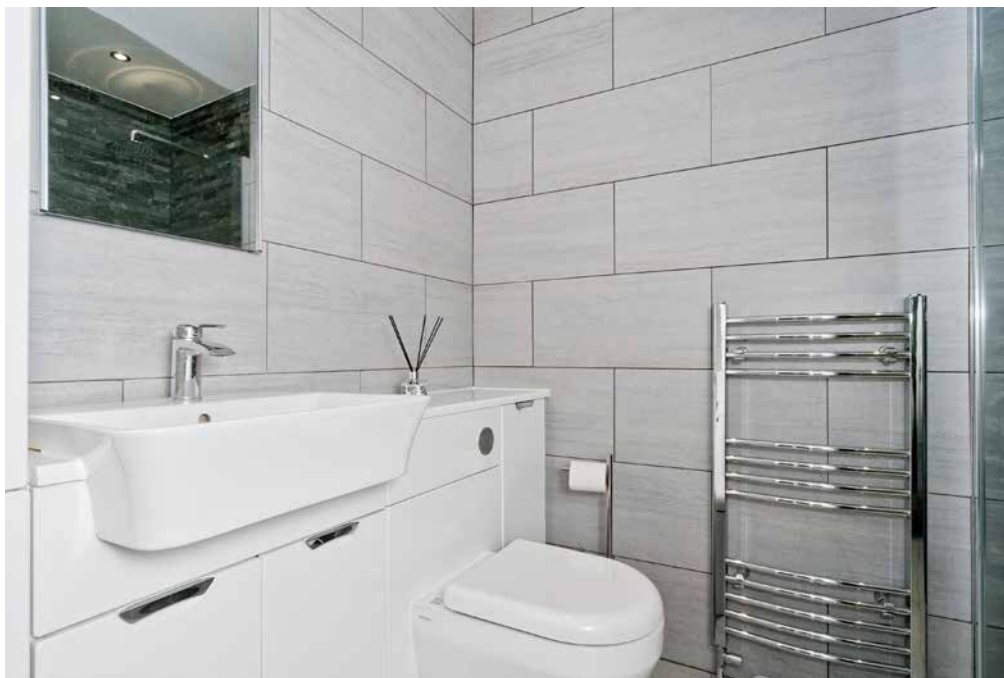
- Semi-detached house in Corstorphine
- Attractive, modern interiors
- Hall with built-in storage
- Living room with garden access
- Breakfasting kitchen with utility area
- Formal dining room
- Four well-proportioned bedrooms
- Useful home office/studio
- One en-suite WC
- One en-suite shower room
- Additional shower room
- Lovely rear garden
- Integral single garage
- Multi-car driveway
- EPC rating - D
- Council Tax Band - E





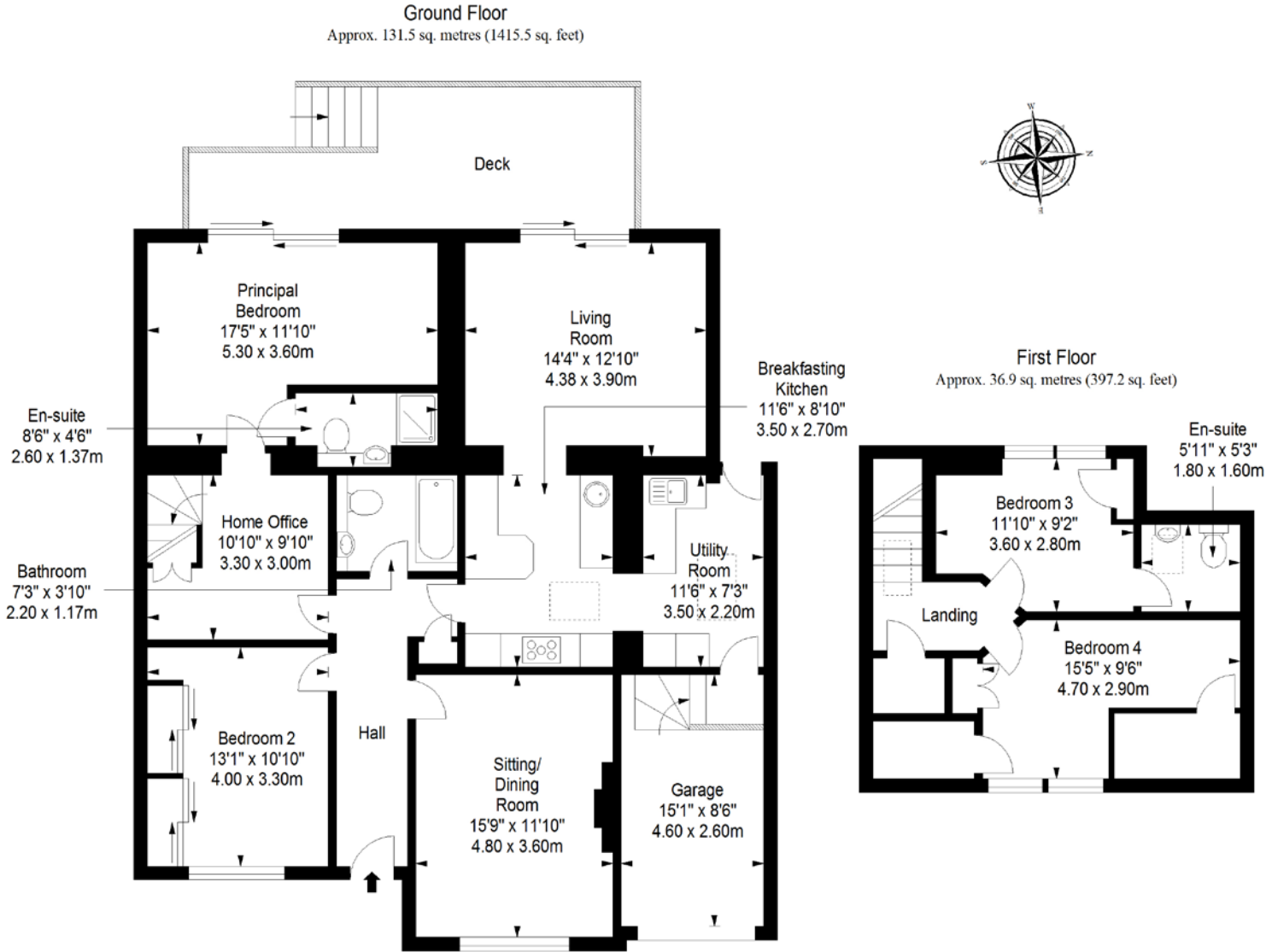


"THIS SEMI-DETACHED HOUSE IS SITUATED ON AN ESTABLISHED RESIDENTIAL STREET IN CORSTORPHONE AND ENJOYS ATTRACTIVE, MODERN INTERIORS"





FLOORPLAN



Total area: approx. 168.4 sq. metres (1812.7 sq. feet)



GILSONGRAY.CO.UK

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29 Rutland Square
EH1 2BW
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160 West George Street
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EAST LOTHIAN

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01620 893 481



DUNDEE

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DD1 1QN
01382 201 000



BORDERS

01890 880 008



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. 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.