



58 Craigmount Brae, Edinburgh, EH12 8XE

Description

Substantial four bedroom terraced townhouse offering spacious family accommodation over three levels, situated in a quiet cul-de-sac and within a short walk of local schools and with excellent transport links nearby. It has a pleasant open outlook and lovely views of West Edinburgh towards Cammo Tower. It benefits from gas central heating with a modern Vokera boiler (within 5 years old), UPVC double glazing and private front and rear gardens.

The accommodation comprises:

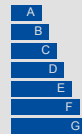
- Entrance vestibule
- Hallway with carpeted staircase
- Kitchen/dining room fitted with a range of wall and base mounted units with laminate granite effect worktops with inset stainless steel sink and appliances including gas hob, oven, fridge, freezer and washing machine
- Rear facing living room with cornicing and French doors leading out to the garden
- On the first floor there is a landing with further staircase
- Good sized rear facing bedroom
- Family bathroom with fitted furniture with semi recessed, wash basin, WC, separate shower, enclosure and corner bath
- Front facing double bedroom with built-in mirrored wardrobes
- The second floor landing has a Cupola providing natural light
- Good sized third bedroom to the rear
- Generous master bedroom to the front with built-in mirrored wardrobes and ensuite shower room with pedestal wash basin and WC



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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Outside & Gardens

The rear garden has a decked patio area and is enclosed by fencing, making it child and pet friendly.

Location

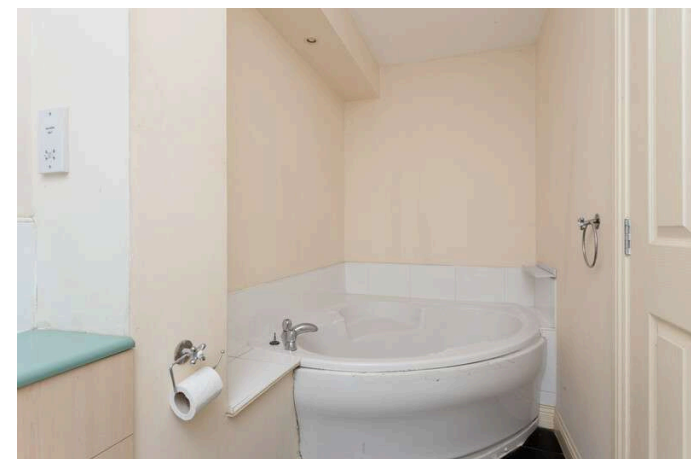
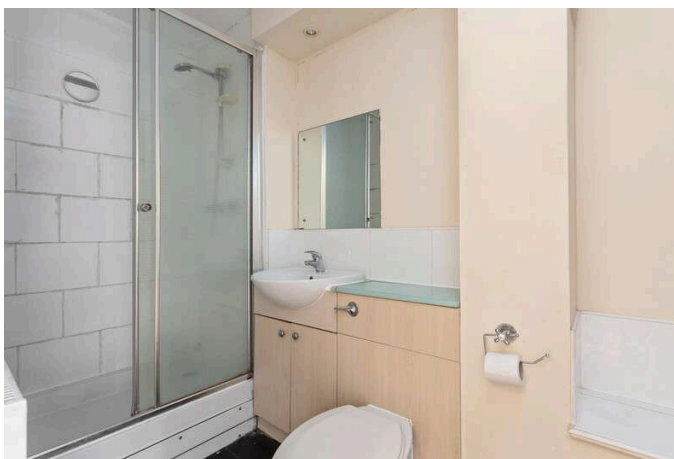
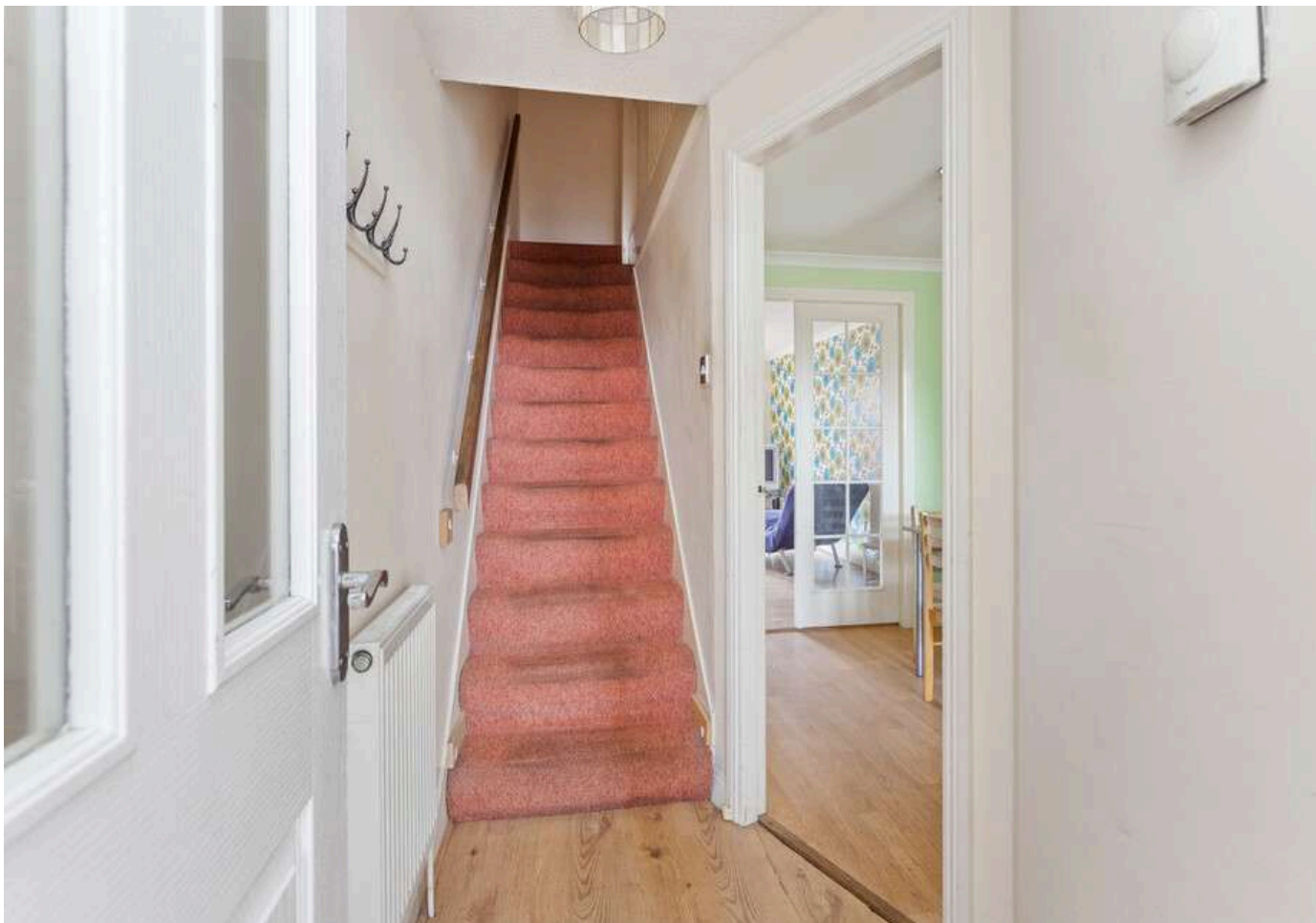
The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops can be found nearby at Drum Brae with further shops, banking facilities and other social amenities nearby at St John's Road. There is also a Tesco Extra nearby, new Lidl supermarket off Gylemuir Road and the Gyle Shopping Centre is only a few minutes drive. Recreational facilities in the area include Drum Brae Leisure Centre, the David Lloyd Leisure club and Corstorphine Hill provides a choice of pleasant walks. It is also well located for motorway connections and Edinburgh airport. Excellent regular bus services to the City Centre are within a short walk. It is in the catchment area for East Craigs Primary School and Craigmount Secondary School, both of which are only a short walk from the property.

Extras

The fixed floor coverings, blinds, curtains, light fittings and the kitchen appliances are included in the sale. The standard warranty for kitchen appliances is excluded.

Council tax

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.





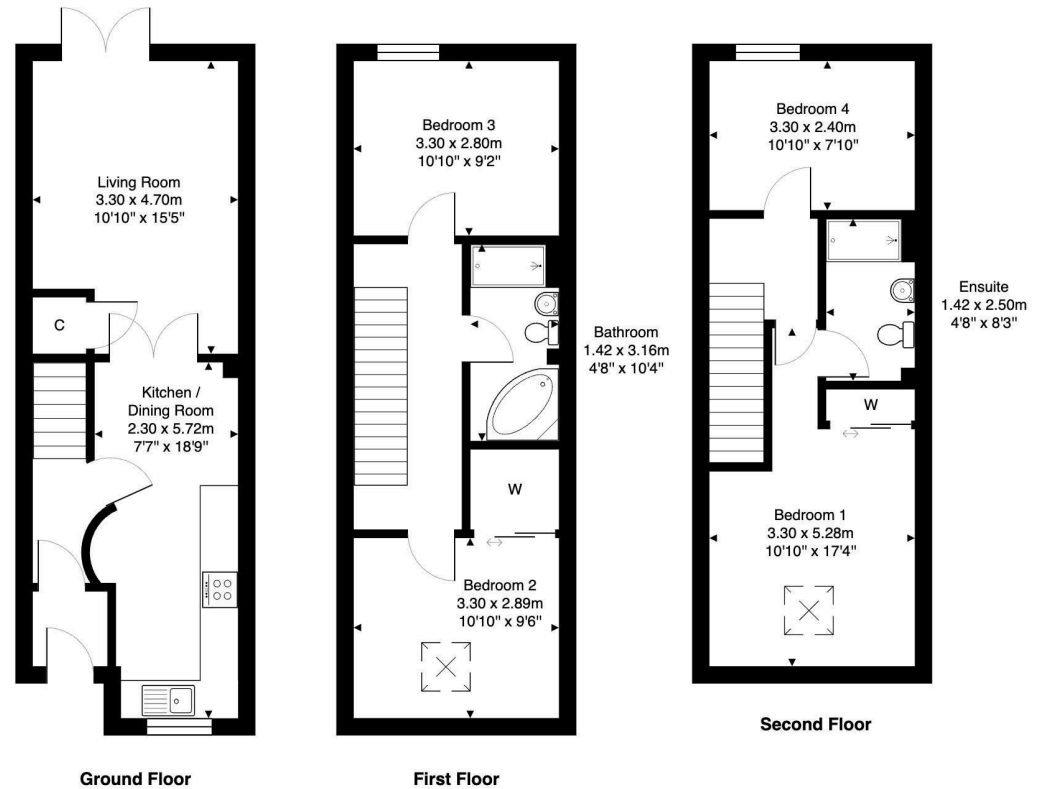




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Total Area: 100.6 m² ... 1083 ft²

All measurements are approximate and for display purposes only



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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