





## 45 Craigs Park, Edinburgh, EH12 8UL

### Description

Beautifully presented two bedroom semi-detached bungalow situated in a quiet courtyard setting and with a generous corner plot. The property is decorated in a neutral colour scheme and is in good condition throughout. It has scope for an extension to the rear and benefits from a single garage, private gardens, double glazing and gas central heating.

The accommodation comprises:

- Entrance hall with meter cupboard
- Well-proportioned living room with fitted carpet and picture window to the front
- The kitchen is fitted with a range of shaker style units and laminate worktops with inset stainless steel sink; the appliances include a gas hob, electric oven, dishwasher, washing machine and fridge freezer
- There are two well proportioned bedrooms
- The bathroom is partially tiled and fitted with a bath with mains pressure shower, wash basin, medicine cabinet and WC.



### VIEWING DETAILS

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

[WWW.DMDLAW.CO.UK](http://WWW.DMDLAW.CO.UK)



EPC RATING  
D



LOOKING FOR MORE INFORMATION ABOUT SELLING YOUR PROPERTY?

We offer free market appraisals on request





### Outside & Gardens

The well-tended gardens are beautifully landscaped and there are a variety of mature shrubs. The back garden has a paved patio, lawn and the garden shed is included in the sale. There is pleasant shared courtyard area. There is also a private detached garage which is a short walk from the property. The shared garden area within the courtyard is maintained by a contractor employed by the agreement of the residents in the square at a cost of £42 for the year. Out with the courtyard, the shared gardens are maintained by James Gibb and the cost has been estimated at around £120 per annum.

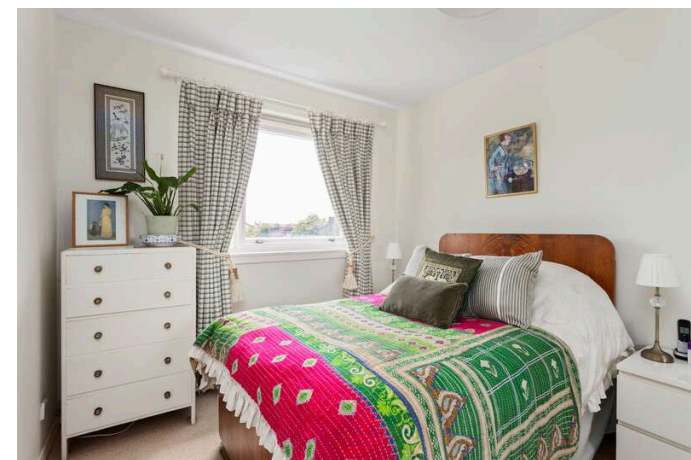
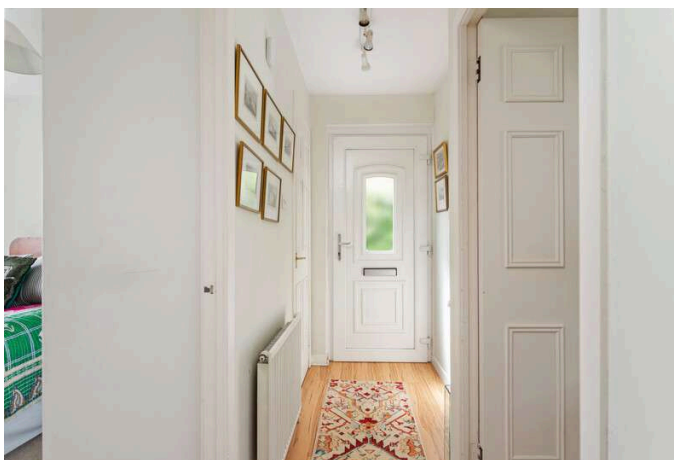
### Location

The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops, banking facilities and other social amenities can be found nearby at St John's Road. There is also a large Tesco nearby, new Lidl supermarket and the Gyle Shopping Centre is only a few minutes' drive. Recreational facilities in the area include the David Lloyd Leisure club, Drum Brae Leisure Centre and the nearby 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.

### Extras

The fixed floor coverings, blinds, light fittings and kitchen appliances are included in the sale. The usual warranty from the Scottish Standard Clauses will be excluded for the kitchen appliances. The curtains are excluded from the sale.

Council Tax - Band C















**45 Craigs Park, Edinburgh, EH12 8UL**

Total Area: 40.1 m<sup>2</sup> ... 432 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**DMD** | SOLICITORS &  
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents  
22 St. John's Road, Corstorphine, EH12 6NZ  
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: [property@dmdpartnership.co.uk](mailto:property@dmdpartnership.co.uk)

T: 0131 316 4666

[www.dmdlaw.co.uk](http://www.dmdlaw.co.uk)

PrimeLocation.com

espc

zoopla

rightmove