










Offers Over

£450,000

9 Craigmount Loan

Corstorphine | Edinburgh | EH12 8DJ

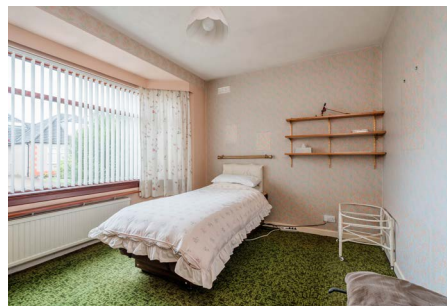
Neilsons is delighted to present this exceptionally appealing detached bungalow, located on a peaceful and well-established residential street in the desirable Corstorphine area of the capital. The property offers superb potential with a beautiful mature garden at the rear, and provides well-presented and flexible accommodation.

-  3 Bedrooms
-  3 Public Rooms
-  1 Bathroom and Separate WC
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - F



Description

In brief, the internal accommodation comprises; Entrance vestibule leading to internal L shaped hallway; to the rear and offering a pleasant and peaceful aspect over the rear garden is the reception room which offers an abundance of space for furniture; the kitchen benefits from ample fitted wall and base units with a separate utility room and convenient WC off; overlooking the rear garden is a conservatory adding a great relaxing environment; to the front aspect of the property is two well proportioned double bedrooms, both enjoying a bay window allowing natural light to flood the rooms, one of the bedrooms also benefits from built in wardrobes; a third smaller bedroom would make an ideal child's room or nursery. The attic has been floored and lined and is accessible via a staircase, the space is ideal for those working from home. Finally, the shower room has a two piece suite and separate shower cubicle.



Extras

The property shall be sold with all fixtures, fittings, cost effective solar panels, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

At the front of the property, there is a low-maintenance garden featuring shrubs and small trees. A paved driveway leads to a single garage, offering excellent off-street parking. One of the standout features of this fabulous property is the magnificent private garden at the rear. Set against a backdrop of beautiful mature trees, this well-tended garden includes areas of stone patio, lawn, hedgerow, and a variety of bushes and shrubs.

Viewing

Please contact Neilsons on 0131 625 2222.





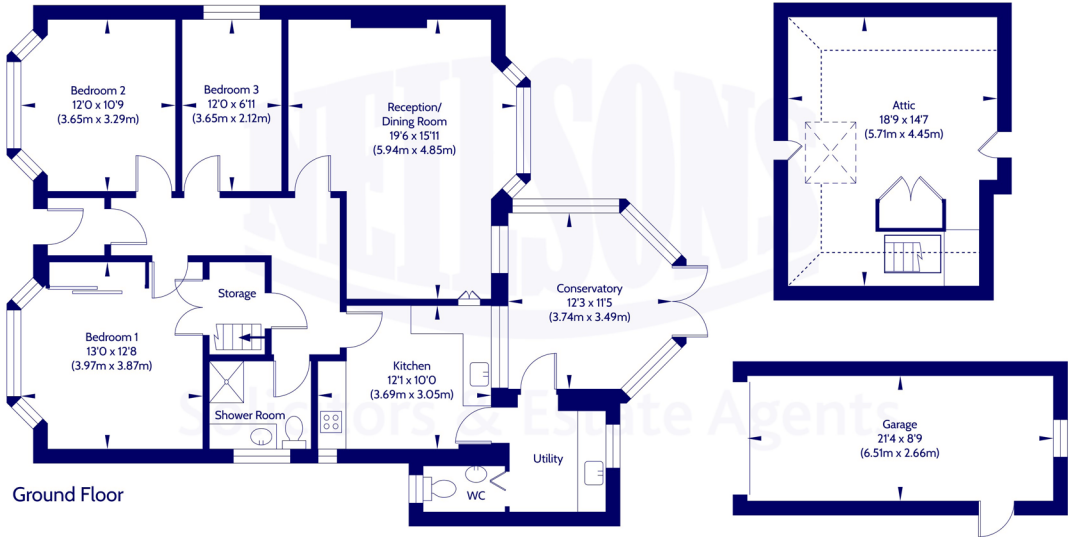
Location

Craigmount Loan forms part of an established residential area close to a variety of local retailers serving everyday needs, including cafes, boutique shops, a butcher and a Scotmid. In addition, there is a Tesco Extra supermarket and Lidl close at hand together with the Gyle Shopping Centre just a short drive away. The city centre and surrounding areas are easily accessible by means of frequent public transport together with road links to the City Bypass, M8/M9, the Forth Road Bridge and Edinburgh International Airport. Leisure and recreational opportunities include the Drum Brae Leisure Centre, local golf courses, a David Lloyd and 24hr gym.





Approx. Gross Internal Floor Area 111.55 Sq M / 1201 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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