



## 2 Craigs Grove, Edinburgh, EH12 8HY

### Description

Attractive detached bungalow occupying a generous plot within a quiet cul de sac and set within extensive gardens. There is scope for the property to be extended to the side and rear and it has excellent potential. The property also has gas central heating.

The accommodation comprises:

- Vestibule leading into the entrance hall, which has a storage cupboard
- Bay windowed front facing living room with stripped wood flooring, feature fireplace and cornicing
- Two spacious downstairs bedrooms
- Tiled shower room with WC, wash basin and shower enclosure
- Fitted kitchen with a range of solid wood units with matching worktops with granite around the inset stainless steel sink
- Upstairs there is a further double bedroom with storage within the eaves

### Outside & Gardens

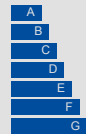
There is an extensive mature landscaped garden surrounding the property, which gets sun in different sections throughout the day.



### 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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### Location

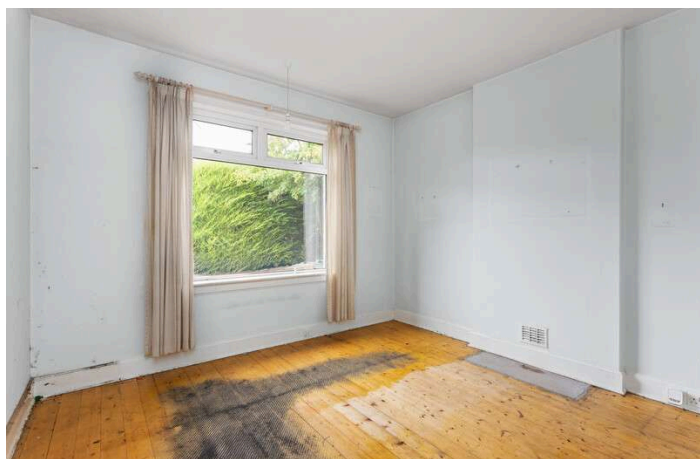
The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops, banking facilities, restaurants, takeaways and other social amenities can be found nearby at St John's Road. There is also a Tesco Extra, new Lidl supermarket off Gylemuir Road 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 Corstorphine Hill and Cammo Estate provide 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. The property is in the catchment area for Corstorphine Primary School and Craigmount Secondary School, both of which are only a short walk from the property.

### Extras

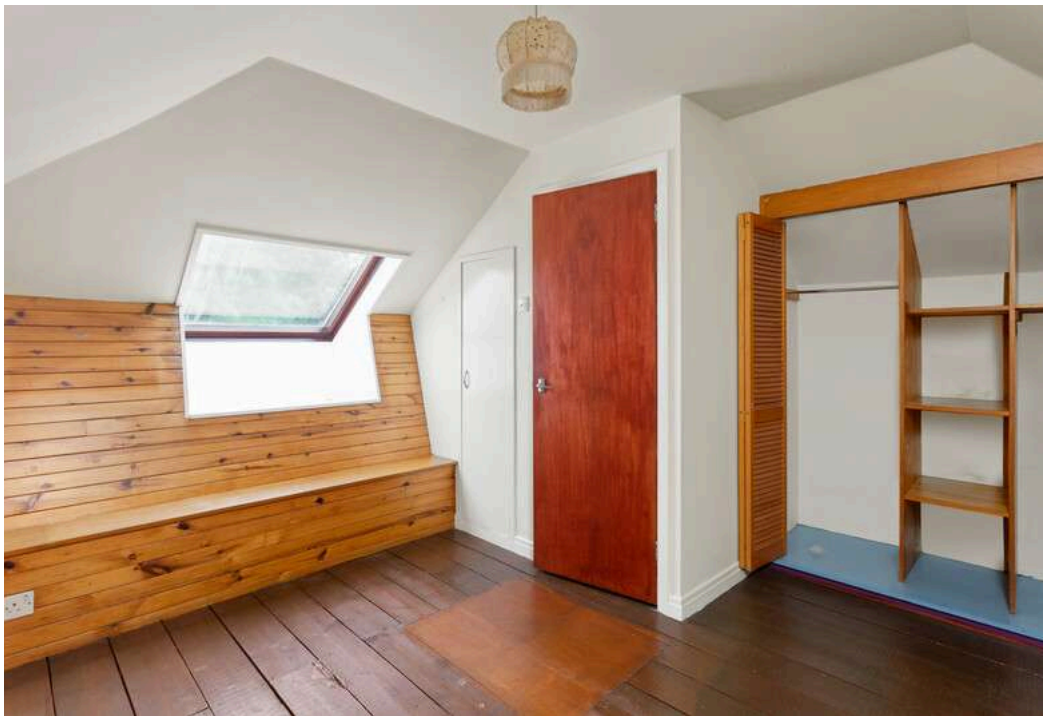
The fixed floor coverings, curtains and light fittings are included in the sale.

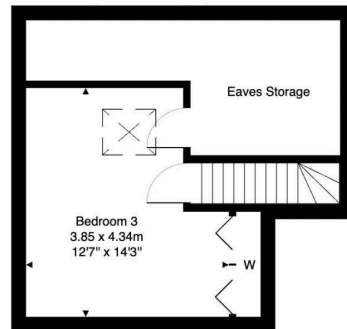
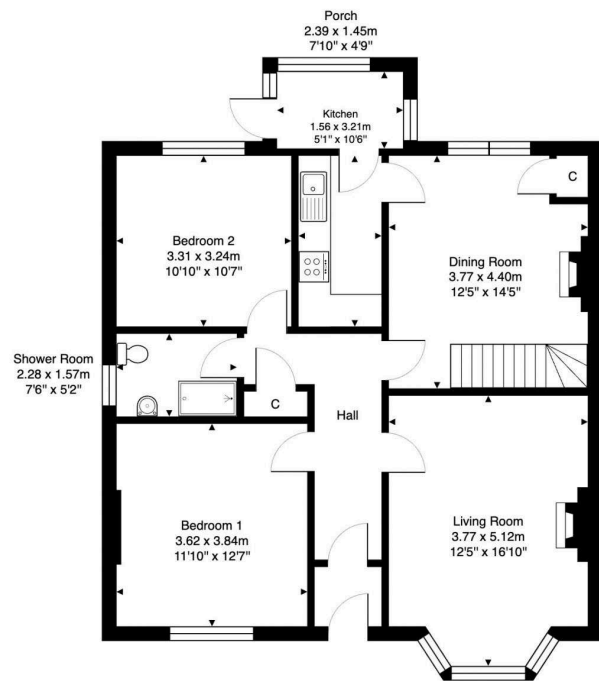
### Council tax

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









Ground Floor

**2 Craigs Grove, Edinburgh, EH12 8HY**

Total Area: 115.3 m<sup>2</sup> ... 1241 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:

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