










Offers Over

£525,000

10 Craigmount Grove North

Corstorphine | Edinburgh | EH12 8BY

This immaculate, truly stunning extended detached bungalow with private gardens, garage and driveway, is quietly situated within a fantastic residential area popular with families and close to a host of local amenities and commuting links. In true move-in condition the property would undoubtedly appeal to growing families and early viewing is highly recommended.

-  3 bedrooms
-  3 public rooms
-  2 bathrooms
-  Private gardens
-  Garage
Driveway
-  EPC Rating – D
-  Council Tax Band – F



Description

The generously proportioned accommodation is in very good decorative order throughout and offers generous and flexible space for the whole family to enjoy, with ample scope for further extension if desired (subject to the usual planning and consents). Over two floors, the property briefly comprises: entrance vestibule leading to a central hallway with built-in storage, large bay windowed kitchen/family room fitted with a sleek modern range of gloss fronted units with integrated appliances and built-in breakfasting table, dining and reception room to the rear interconnecting and offering the perfect space for entertaining, with the triple aspect reception room having French doors to the garden and skylights bathing the space in natural light. A utility closet houses the washing machine and offers useful additional storage. There are two large double bedrooms and a superb family bathroom on the ground floor, stairs to the first floor where there is a third large double bedroom which could potentially be subdivided to create four bedrooms and has built-in storage in to the eaves. A bright modern shower room completes the internal accommodation. Benefits on offer include gas central heating and full double glazing.



Extras

All fitted floor coverings, light fittings, shutters and blinds, the reception room curtains, wardrobes in bedroom 1, the summer house and garden shed are to be included in the sale, along with the integrated kitchen appliances including slimline dishwasher, oven, combi oven/microwave, induction hob and fridge freezer.

Gardens, Summerhouse, Garage & Driveway

There is an attractively landscaped and well maintained private garden located to the rear of the property which offers the ideal space for outside dining/relaxing with lawn, patio and decking areas. The charming summerhouse has been fully lined and attractively decorated and has power and light. A timber shed offers excellent storage space for tools or garden furniture. To the front there is an area of garden ground together with a driveway providing off-street parking leading to the single garage with up and over door.

Viewing

By appointment telephone Neilsons 0131 625 2222.





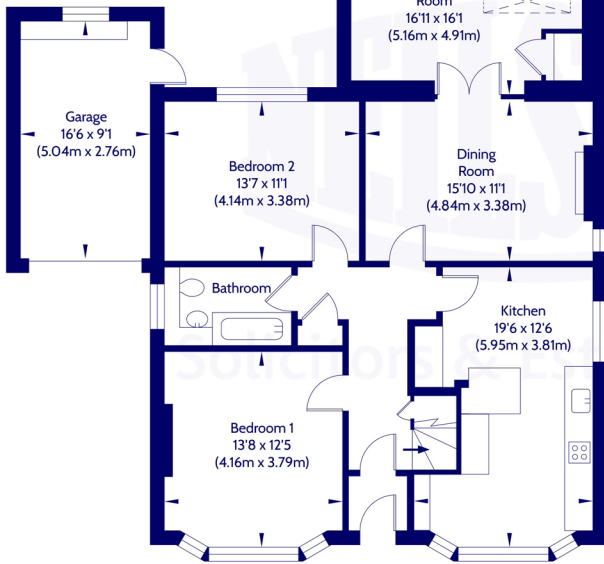
Location

The property is located in the popular suburb of Corstorphine within easy walking distance of an array of local shops and services. Tesco Extra and Lidl supermarkets are nearby with St John's Road offering a further selection of independent shops, cafes, restaurants and takeaways. David Lloyd and Drum Brae leisure centres are both close at hand with the Gyle Park and a choice of walks and cycle routes available in the area. Regular bus services provide swift access in and around the city and by car the city bypass, airport and central motorway network are all within easy reach. Well-regarded schooling is provided from nursery to secondary level within easy walking distance.

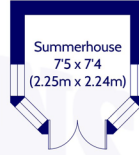




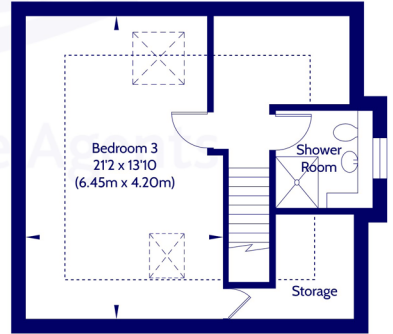
Ground Floor



Not to scale. For identification only.
Approx. Internal Area 157.61 Sq M / 1697 Sq Ft.
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First Floor



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.



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