










Fixed Price

**£200,000**

## 95 Craigs Park

Corstorphine | Edinburgh | EH12 8UN

This attractive, well presented main door upper villa with private garden and lock-up garage is pleasantly situated within a quiet courtyard setting in the popular district of Corstorphine close to a host of excellent local amenities and commuting links. The property would undoubtedly appeal to the young professionals and first time buyers and internal viewing is highly recommended to be fully appreciated.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private garden
-  Lock-up garage
-  EPC rating - C
-  Council tax band - C



## Description

In brief the accommodation comprises; stairway leading to welcoming entrance hallway with built-in storage cupboard, generously proportioned and bright lounge/ dining, modern fitted kitchen pleasantly overlooking the rear garden, light and airy principal bedroom with fitted wardrobes, second well-proportioned bedroom with fitted wardrobes and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings and blinds will be included in the sale along with the integrated oven/hob, dishwasher, washing machine and fridge/freezer.

## Gardens & Garage

There is a lovely, well maintained private garden to the rear which offers a high degree of privacy and great space to enjoy outside dining/relaxing. Within the development there is a useful single lock-up garage and ample on-street parking available.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

Situated in the much-sought after and high amenity suburb of Corstorphine, the property is within easy walking distance of local shops to provide for day to day needs with a choice of supermarkets including Tesco and Lidl nearby. Corstorphine provides a wealth of local shops and services along with cafes, restaurants and take-aways with the nearby Gyle Centre offering a wider choice of high street stores. Highly regarded local schooling is available from nursery to secondary level and there are a wide range of recreational facilities close at hand including Drum Brae and David Lloyd leisure centres, a choice of parks, Edinburgh Zoo and the wide open spaces of Corstorphine Hill Local Nature Reserve. Regular local bus services provide swift access to the city centre and surrounding areas and by car the City Bypass, Central Motorway Network and Edinburgh International Airport are all within easy reach.



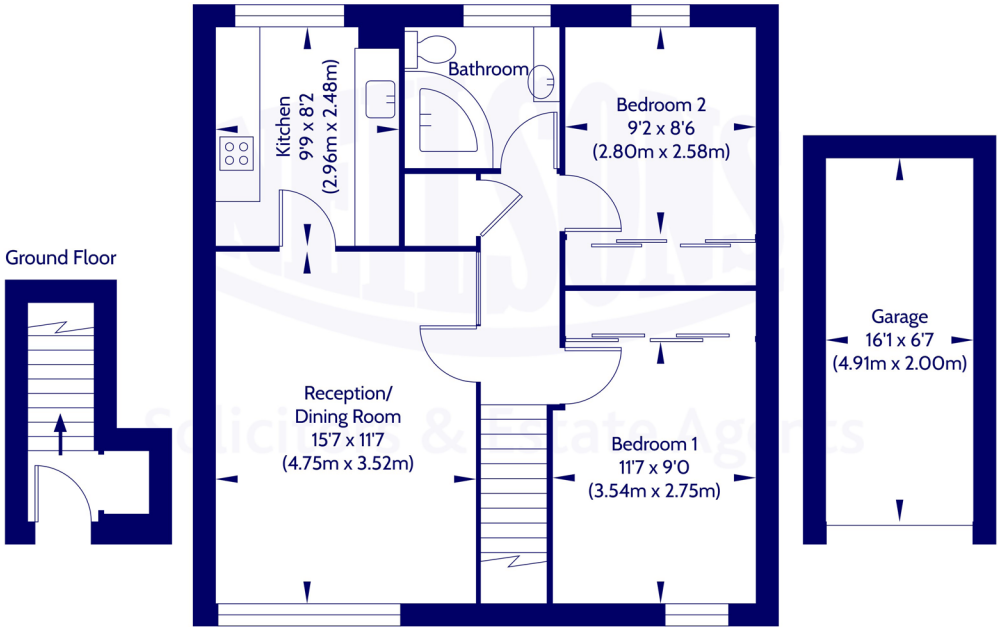
Approx. Internal Area 60.15 Sq M / 648 Sq Ft.

Not to scale. For identification only.

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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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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
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**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

