



## 14/12 Craigmount Hill, Edinburgh, EH4 8HW

### Description

Bright and spacious two-bedroom top floor flat which is well presented and in move-in condition, with a modern kitchen and shower room. It has an elevated position, giving it fantastic views over West Edinburgh. It also has gas central heating and double glazing.

The accommodation comprises:

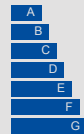
- Entrance hall with deep, walk-in storage cupboard and further cupboard housing the gas central heating boiler
- Generous main double bedroom with built-in mirrored wardrobes
- Further good-sized bedroom with window to the side and laminate flooring
- Modern fully tiled luxurious shower room with wall hung wash basin, WC, heated towel rail and large shower enclosure with rainfall shower head
- Spacious sitting room with electric fire, laminate flooring and large window to the rear with views towards the Pentland hills and west towards Cammo and the Bridges
- Modern kitchen fitted with a range of wall and base mounted gloss white units with laminate worktops, tiled splashback and inset stainless steel sink; the appliances include gas hob with extractor hood, electric fan oven, washing machine and fridge freezer.



### 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)

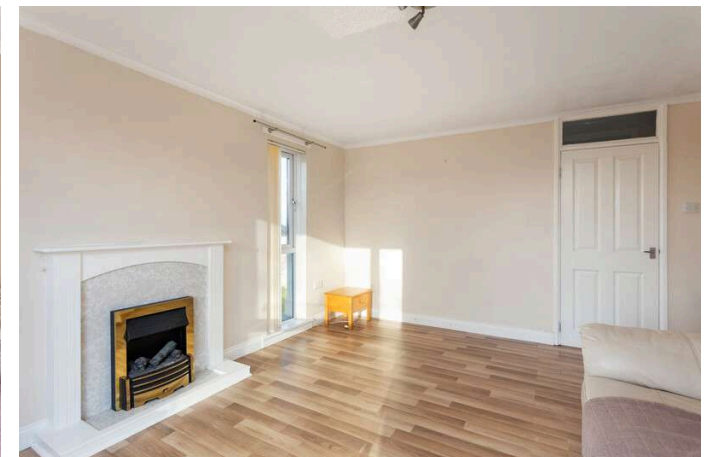
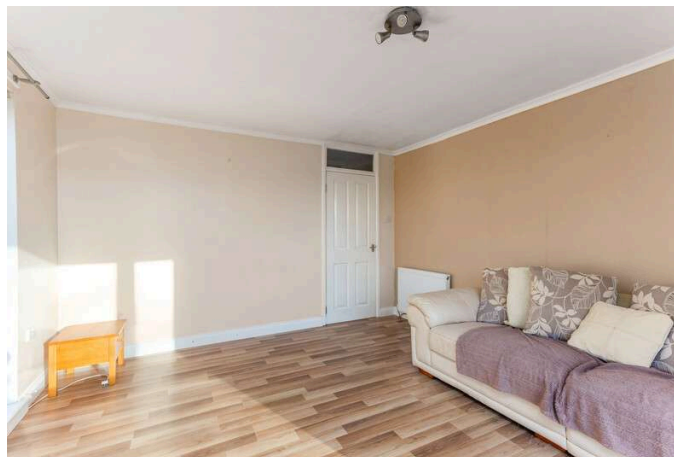


EPC RATING  
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### Outside & Gardens

There are landscaped communal gardens surrounding the property and a private residents' car park with unallocated spaces.

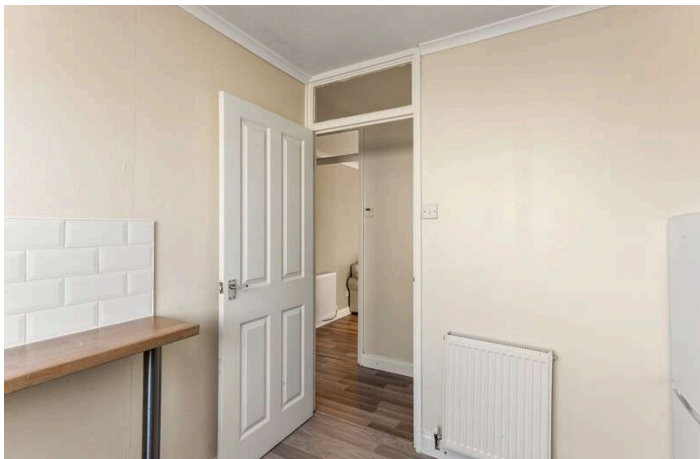
### Location

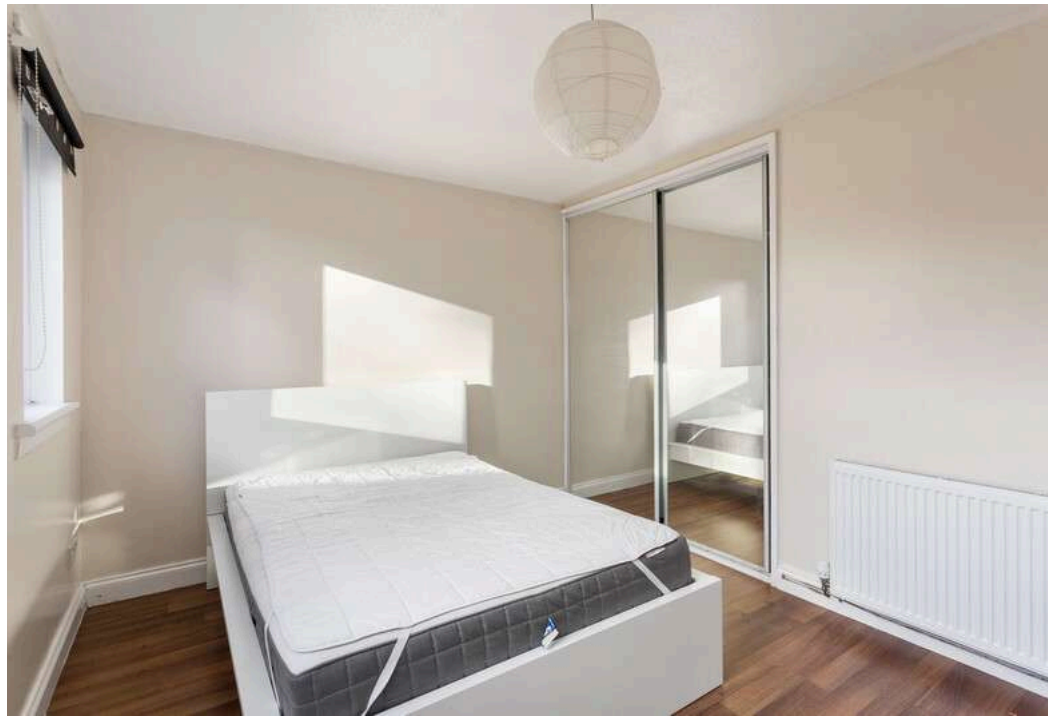
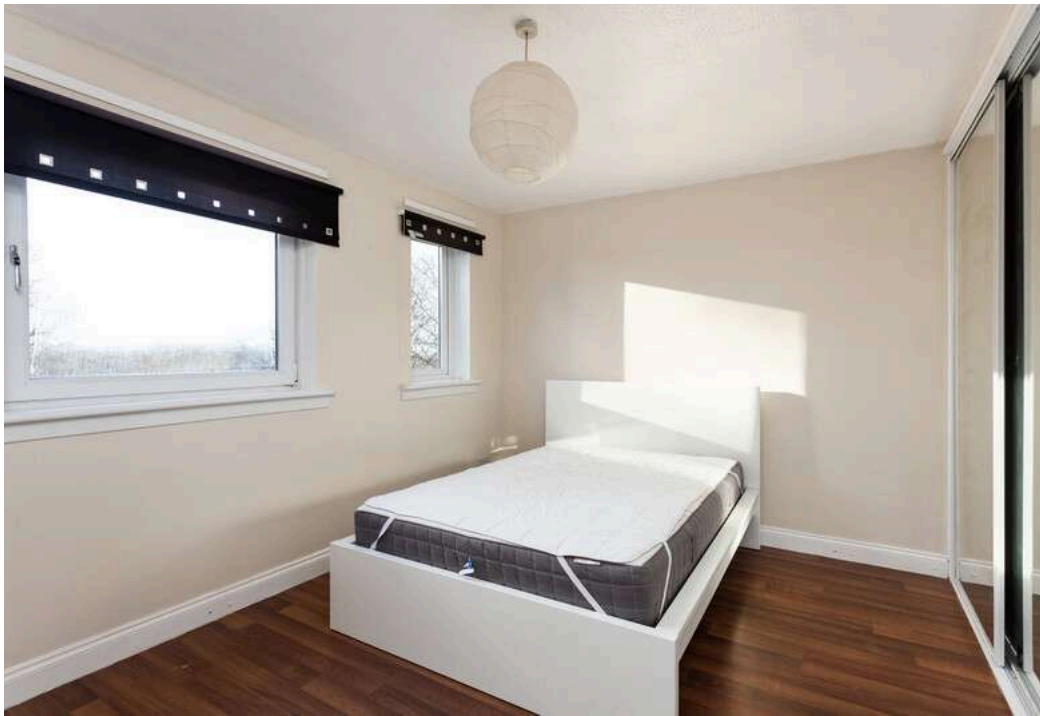
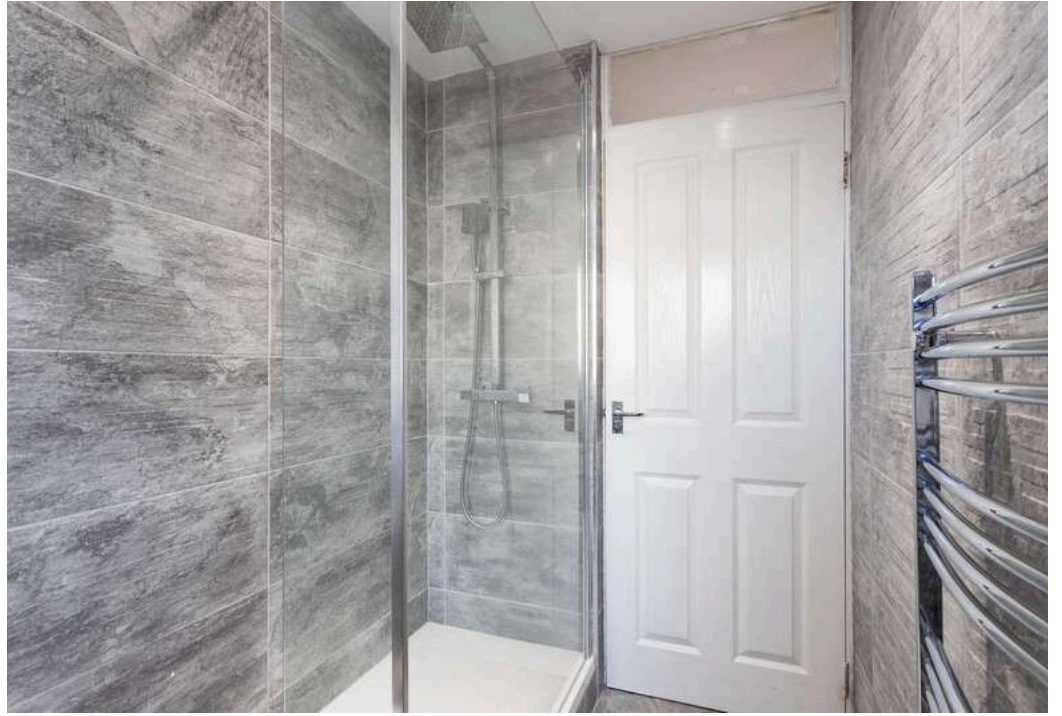
The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops can be found nearby at Drum Brae with further shops, banking facilities and other social amenities nearby at St John's Road. There is also a Tesco Extra nearby, new Lidl supermarket off Gylemuir Road and the Gyle Shopping Centre is only a few minutes drive. Recreational facilities in the area include Drum Brae Leisure Centre, the David Lloyd Leisure club and 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. It is in the catchment area for East Craigs Primary School and Craigmount Secondary School, both of which are only a short walk from the property.

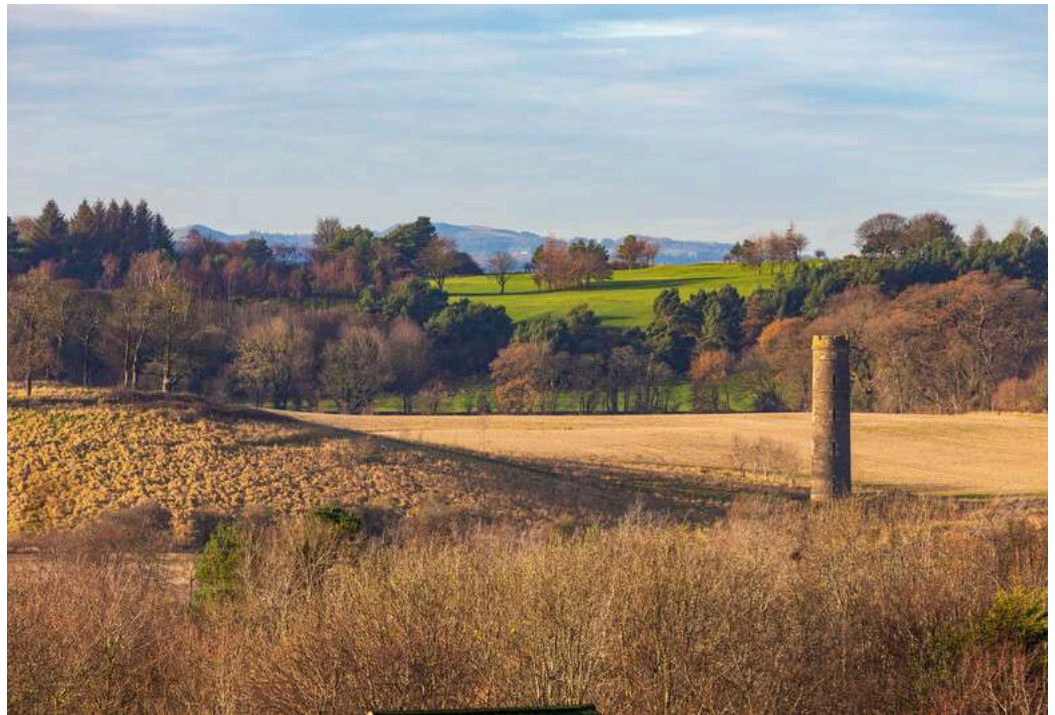
### Extras

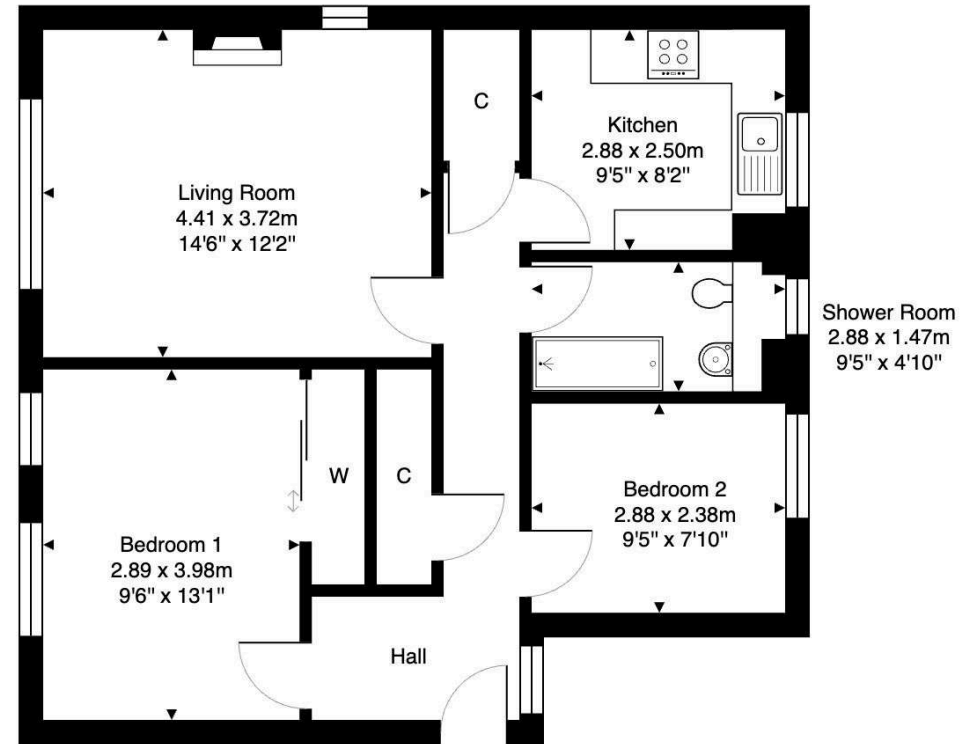
The fixed floor coverings, blinds, light fittings and the kitchen appliances are included in the sale.

Council tax - Band C









Second Floor



**14/12 Craigmount Hill, Edinburgh, EH4 8HW**

Total Area: 62.4 m<sup>2</sup> ... 672 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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