










Offers Over

£340,000

47 Craigs Gardens

Corstorphine | Edinburgh | EH12 8EY

This attractive, extended semi-detached bungalow with delightful private gardens, driveway and garage, is quietly positioned within the desirable residential district of Corstorphine, within easy reach of excellent amenities, reputable schooling and superb commuting links.

-  2 Bedrooms
-  2 Public room
-  1 Bathroom
-  Private Gardens
-  Driveway & Garage
-  EPC Rating –D
-  Council Tax Band - E



Description

The property shall undoubtedly appeal to many as it offers tremendous potential, offering someone the chance to tailor make a fine family home in a great location! Having been well maintained throughout, the property which would benefit from some modernisation and upgrading offers many features including a secluded, sunny west facing rear garden, a large floored attic together with off-street parking and garage with power and light. The light and neutral, flexible accommodation comprises; entrance vestibule, hallway, sizeable lounge/principal bedroom with feature fireplace, further double bedroom with built-in wardrobes and bedside cabinets which can be included in the sale if desired. The kitchen is located to the rear with pleasant aspect over the garden and fitted with ample wall and base units with electric cooker and washing machine included. Further built-in cupboards provide additional storage provisions. Door to side leads to the side/rear garden. There is a sizeable diningroom which in turn leads to the conservatory and completing the accommodation is a modern four-piece shower room. In addition, there is a large floored attic, accessed via Ramsay ladders, with light and power together with eaves storage. Further benefits include double glazing and a gas central heating system.



Extras

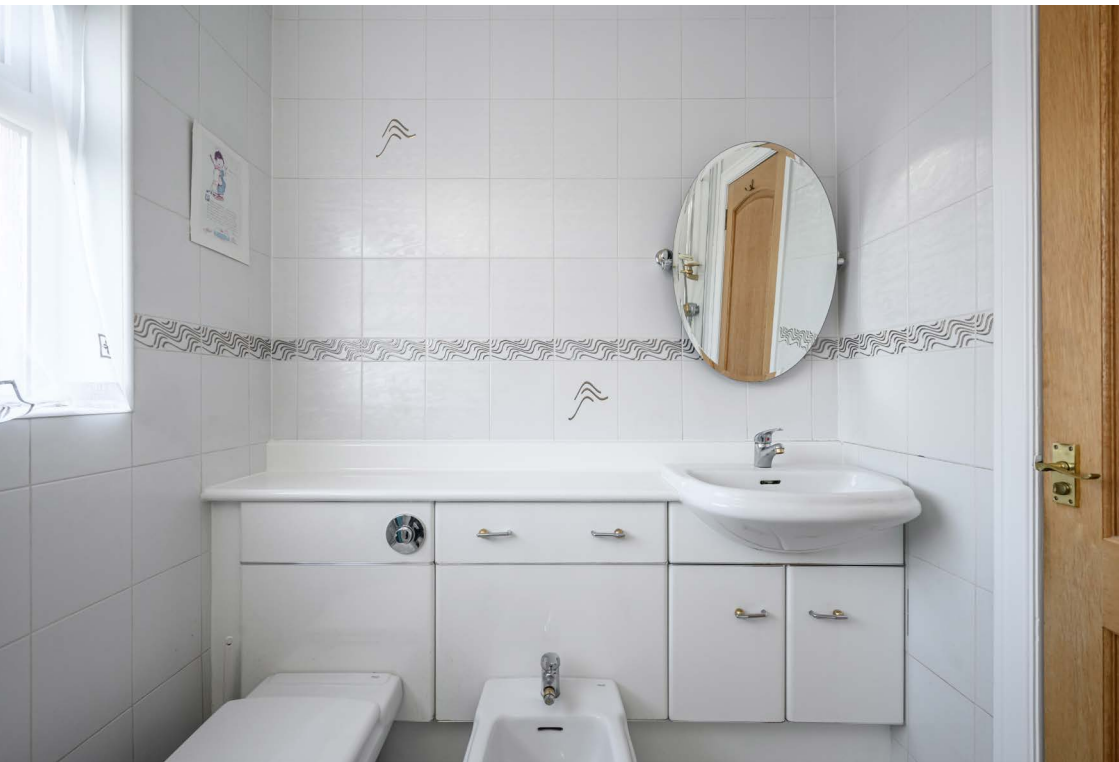
All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the cooker and washing machine.

Gardens, driveway and garage

There is an attractive garden located to the front of the property with driveway to side leading to the single garage with up and over door, power & light. Situated to the rear is a sunny, west facing garden mainly laid to lawn with paved patio and shed.

Viewing

By appointment with Neilsons on 0131 625 2222.

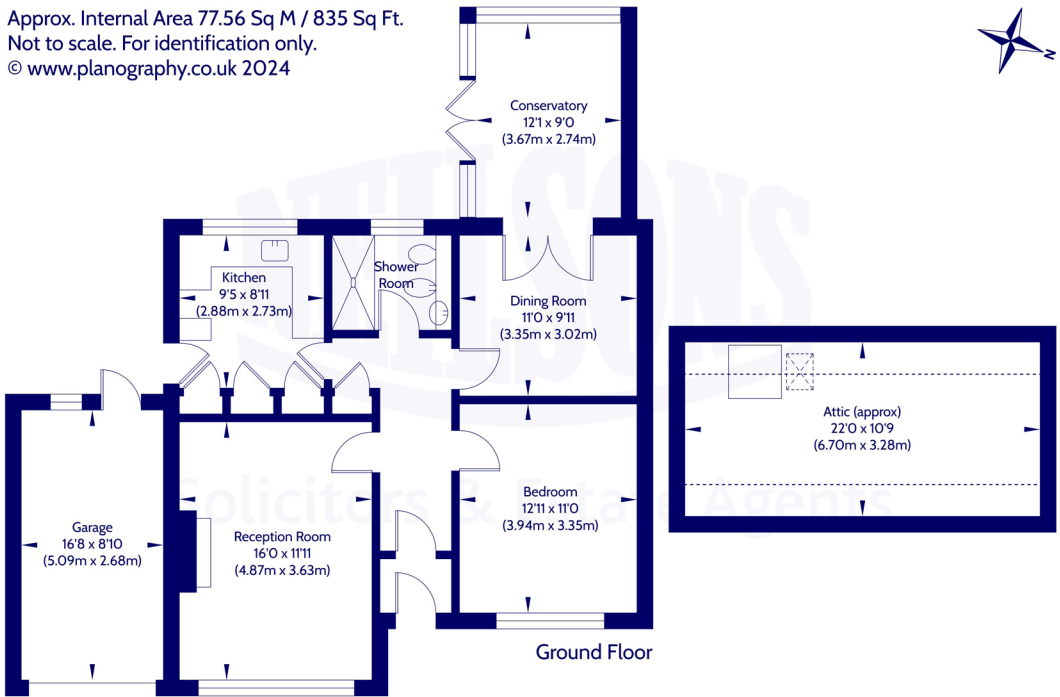




Location

The property is in the ever-popular residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a 24hours Tesco's supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait offers a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.

Approx. Internal Area 77.56 Sq M / 835 Sq Ft.
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.



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