



40 Craigs Road, Edinburgh, EH12 8EN

Description

Well presented detached bungalow which has been substantially extended, with a single story extension to the rear and with a full loft conversion. It benefits from private gardens to the front and rear, driveway and single garage. It would make an ideal family home, which has been well looked after and is in move-in condition. It has gas central heating and double glazing.

The accommodation comprises:

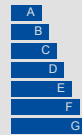
- Vestibule with tiled flooring and cupboard housing the electricity meter and fuse board
- Entrance hall with carpeted staircase with storage beneath
- Bay windowed sitting room with gas fire with marble hearth and wooden surround and open shelved press
- Spacious front facing double bedroom with open shelved press and southerly aspect
- Fitted kitchen with a range of oak style wall and base mounted units with laminate granite effect worktops with tiled splashback and inset composite sink with mixer tap and draining board; the appliances include a gas range cooker, washing machine, dishwasher, dryer, fridge and freezer; the Glow worm combi boiler is also located in this room
- Further good sized double bedroom to the rear of the property with an open shelved press and window overlooking the garden
- The property has been extended to the rear to create an open plan family / dining /garden room
- The modern bathroom is fitted with a WC, pedestal wash basin, shower bath with mains pressure shower and heated towel rail



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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- Upstairs landing with large storage cupboard, which gives access to the eaves for additional storage
- Upstairs WC with wash basin and fixed wall mounted storage units
- Double bedroom with rear facing dormer window and storage cupboard with hatch to the eaves
- Front facing double bedroom with built-in wardrobes with access to the eaves; it has an open southerly aspect towards the Pentland Hills

Outside and Gardens

The rear garden is pleasantly landscaped with a paved patio area, lawn, drying green with clothes dryers and is planted with a variety of mature shrubs including an apple tree and cherry blossom. There is a monobloc driveway to the side of the property, which leads to the single garage with up over door, power, lighting and water tap. There is also an external storage cupboard. The front garden is well tended and has a lawn with ornate shrubs surrounding.

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 and Cammo 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. It is in the catchment area for East Craigs Primary School, St Andrews Fox Covert RC primary school, Craigmount Secondary School and St Augustine's RC High School.

Extras

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

Council tax - Band G







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Edinburgh, EH12 8EN



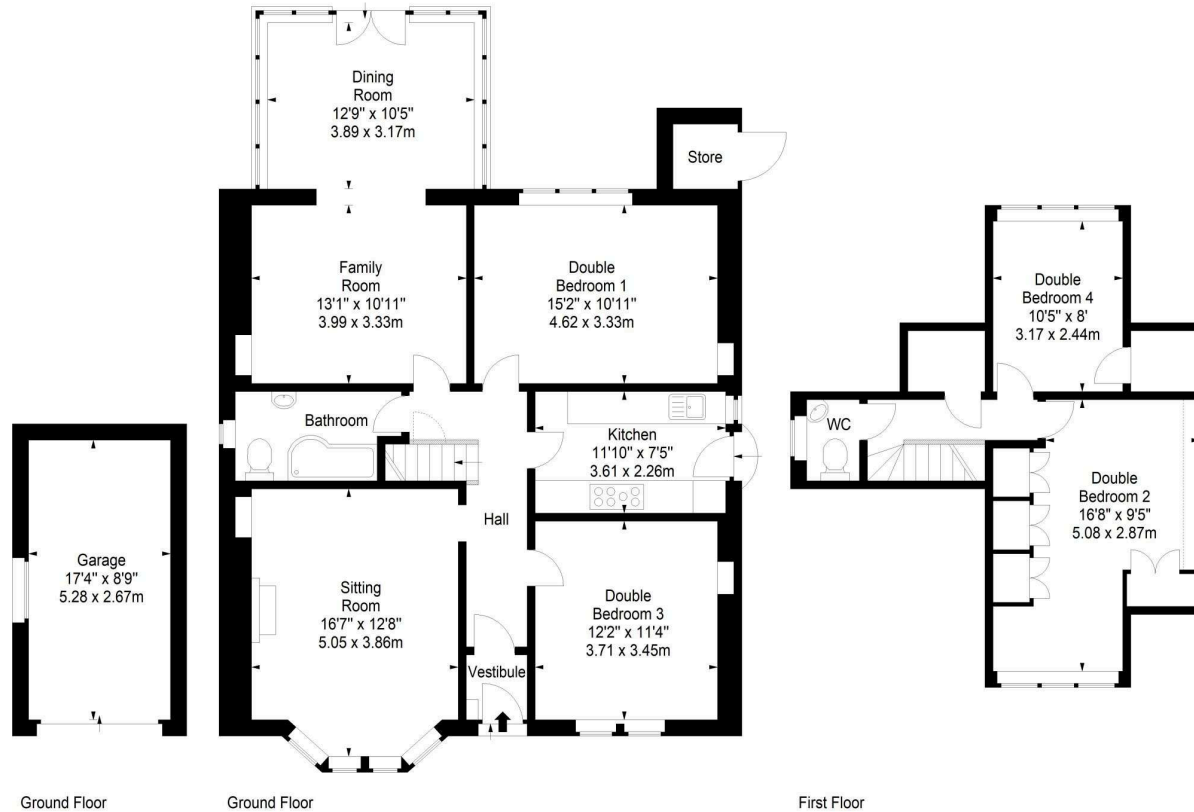
Approx. Gross Internal Area
1495 Sq Ft - 138.89 Sq M
(Including Store)

Garage

Approx. Gross Internal Area
151 Sq Ft - 14.03 Sq M

For identification only. Not to scale.

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DMD SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: property@dmdpartnership.co.uk

T: 0131 316 4666

www.dmdlaw.co.uk

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