



22/5 Stuart Square, Craigmount View
Corstorphine, Edinburgh, EH12 8UU



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22/5

Stuart Square, Craigmount
View

Well proportioned yet easily manageable
Top Floor Flat which forms part of a three
storey modern block in a quiet cul-de-sac
position.

- Reception hall
- Lounge/kitchen/diner
- 2 Double bedrooms with built-in wardrobes
- Bathroom
- Gas central heating
- Double glazing
- Landscaped communal grounds
- Resident's car park to the rear



Home Report: £190,000

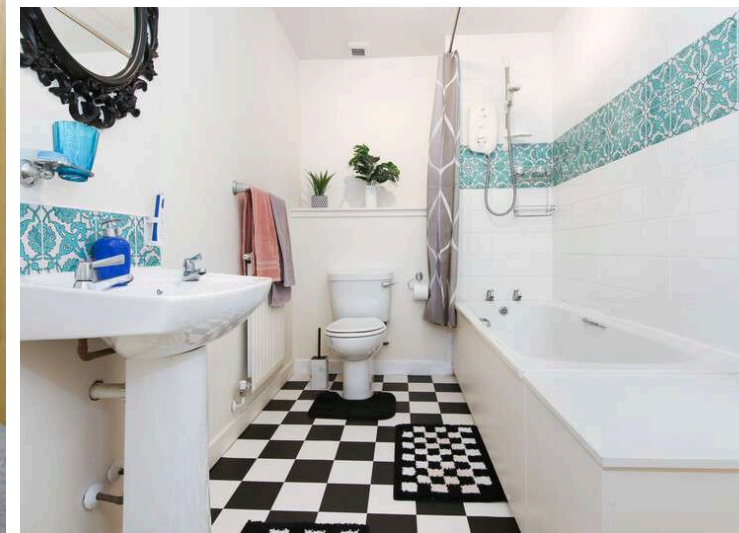
EPC Rating: B

Sunny, well proportioned yet easily manageable Top Floor Flat which forms part of this three storey modern block in a quiet cul-de-sac position, with easy access to a wide range of local amenities and facilities.

The flat is entered off a well kept common stairway with security entryphone system and comprises broad reception hall, south-facing open-plan lounge/dining/kitchen with a sunny open aspect towards the Pentland Hills, two double bedrooms with built-in wardrobes and bathroom with shower. There is also a large attic boasting an excellent volume of storage space. Gas central heating and double glazed windows should combine comfort with economy.

The development is set within well kept areas of landscaped shared garden ground and there is a residents car park to the rear and unrestricted on-street parking to the front.

Factor: The development is factored by RMG Scotland with the current monthly fee being approximately £65. This covers the costs involved in the maintenance of the communal grounds, stair cleaning, communal electricity and the block buildings insurance.



The highly sought after Corstorphine district offers a good range of local shops, banks, beauty salons and restaurants, as well as larger retail outlets, such as a 24 hour Tesco and a Co-op and the Gyle Shopping Centre is within easy reach.

Nearby, Corstorphine Hill is the ideal place for a tranquil stroll, offering lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses.

There are excellent commuter links nearby including the City of Edinburgh Bypass, M8/ M9 and the A8 linking Edinburgh International Airport. A regular bus service provides quick and easy access to the City Centre and the South Gyle railway station offers links to Edinburgh's Waverly Station, Glasgow and beyond.

Extras: To include all fitted carpets and fitted floor coverings, light fittings, window dressings, hob, oven and fridge/freezer. The washing machine is available by separate negotiation.



Second Floor

Approx. 63.4 sq. metres (682.9 sq. feet)



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