





## 27 Craigs Gardens, Edinburgh, EH12 8HA

### Description

Well-situated two bedroom semi-detached bungalow which would benefit from some updating but has a large plot and plenty of scope to extend and excellent potential. It benefits from large private gardens to the front and rear, driveway and single garage. It has gas central heating and double glazing.

The accommodation comprises:

- Entrance hall with storage cupboard
- Generous front facing living room with electric fire with wooden surround, large window, cornicing and ceiling rose
- Two spacious double bedrooms, one of which has built-in storage
- Fitted kitchen with a range of wall and base mounted beech style units with matching laminate worktops with inset stainless steel sink and appliances including gas hob with extractor hood, double oven, washing machine and fridge freezer; further full height pantry style cupboards
- Modern wet room style, fully tiled shower room fitted with a WC, wall hung wash basin and shower running off the hot water system



### 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  
D



LOOKING FOR MORE INFORMATION ABOUT SELLING YOUR PROPERTY?

We offer free market appraisals on request



### Outside and Gardens

The rear garden is generally west facing and is pleasantly landscaped with a paved patio area and lawn. The garden shed and greenhouse are included in the sale. There is a monoblocked driveway which leads to the single garage with up over door, power and lighting. The front garden is well tended and is laid to lawn.

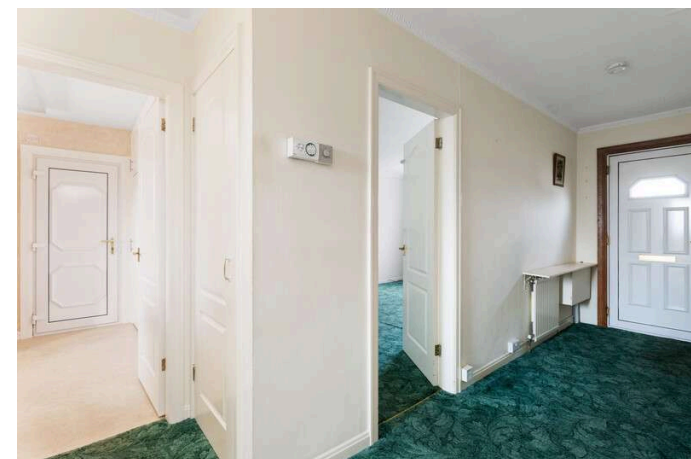
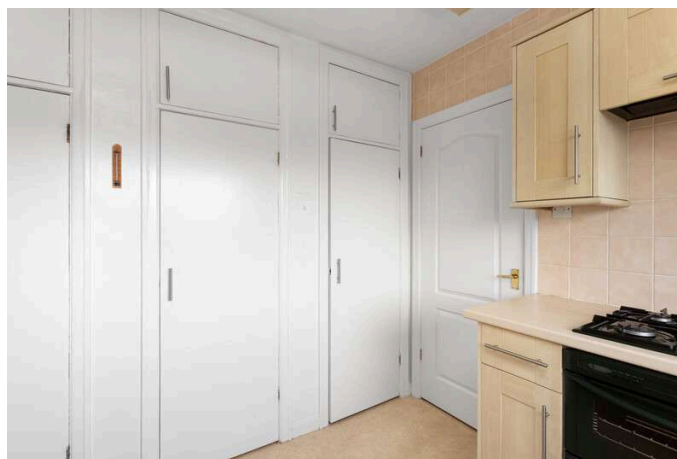
### Location

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 Corstorphine Primary School, St Andrews Fox Covert RC primary school, Craigmount Secondary School and St Augustine's RC High School.

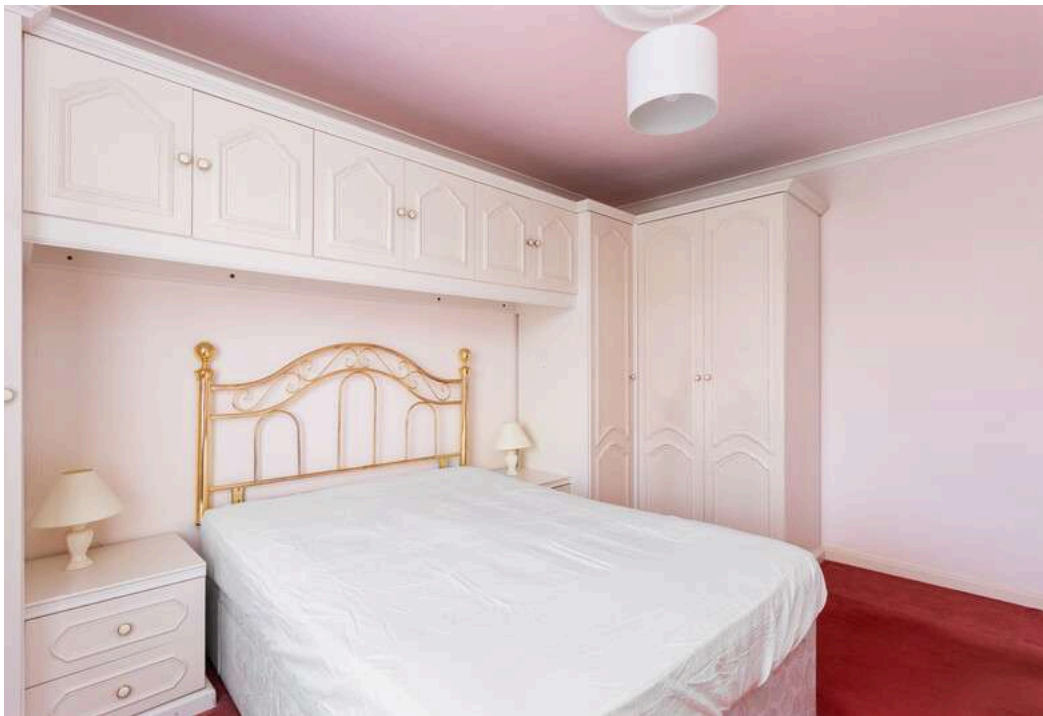
### Extras

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

Council tax - Band E

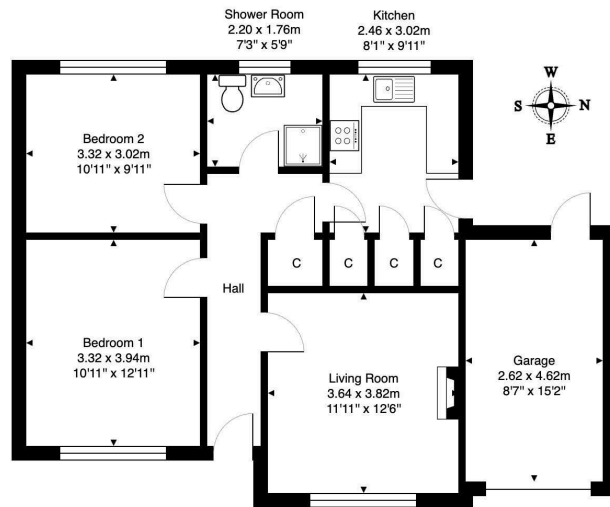












**27 Craigs Gardens, Edinburgh, EH12 8HA**

Total Area: 61.9 m<sup>2</sup> ... 666 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only.



**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](mailto:property@dmdpartnership.co.uk)  
T: 0131 316 4666

[www.dmdlaw.co.uk](http://www.dmdlaw.co.uk)

PrimeLocation.com **espc**

**zoopla** **rightmove**