










Offers Over

£215,000

29 Craigs Park

Corstorphine | Edinburgh | EH12 8UL

Neilsons are delighted to offer to market this impressive two bedroom semi-detached villa quietly positioned within a sought-after pocket of Corstorphine. Boasting lovely private gardens and a lock-up garage while being situated close to fantastic amenities and transport links, the property will undoubtedly appeal to first-time buyers, professionals and growing families. Early viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Lock-up garage
-  EPC Band - D
-  Council Tax Band - D



Description

Internally, the property is presented in a move-in condition while briefly comprising of; Entrance vestibule with a good storage cupboard, open plan reception/ dining/kitchen with the reception to a front aspect overlooking the courtyard via a picture window, laminate flooring throughout, open staircase and storage. To the rear of the room is a designated dining space with a pleasant aspect overlooking the rear garden, off the dining area is a compact kitchen benefitting from fitted white wall and base units, complimentary white tiling to the splash areas and side door: on the upper level is two well-proportioned doubled bedrooms, one to the front and one to the rear; the modern shower room showcases acrylic wet wall panels, a crisp white two piece suite and walk in cubicle with a dual rainfall thermostatic shower. Further benefits include gas central heating and double glazing throughout.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

Selected fixtures and fittings, including; light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The rear garden is fully enclosed with fencing and brick wall with a lawn area bordered with colourful plants and flowers along with a patio area. For the car owner, a single lock-up garage nearby provides excellent off-street parking and overspill storage.

Viewing

By appointment through Neilsons 0131 625 2222.



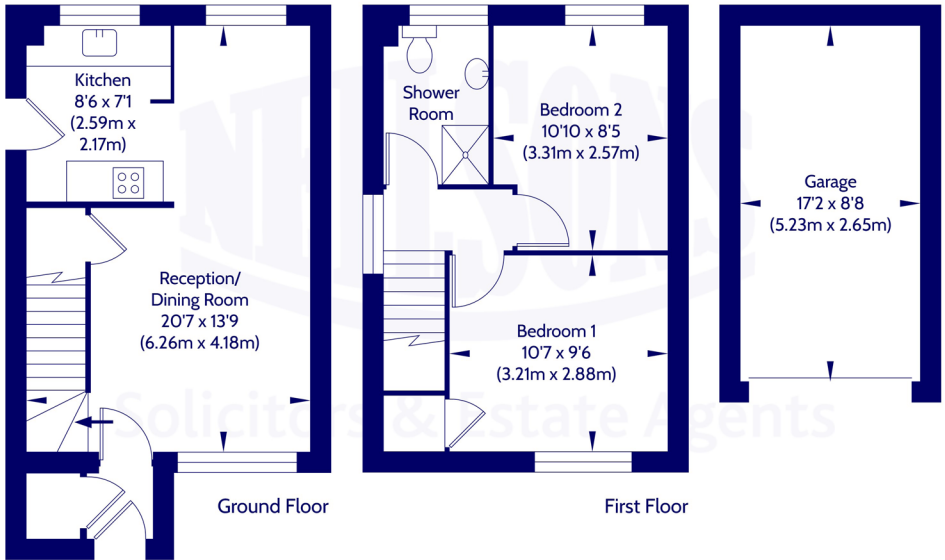


Location

The property is located in the desirable residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer 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. Gross Internal Floor Area 54.76 Sq M / 589 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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