



19 Craigs Park, Edinburgh, EH12 8UL

Description

Beautifully presented two bedroom semi-detached bungalow situated in a quiet courtyard setting with private gardens and a single garage. The property is decorated in a neutral colour scheme and is in good condition throughout. It has been extended to add a porch and conservatory and would be ideal for a single person or couple. It has gas central heating with a combi boiler and is fully double glazed.

The accommodation comprises:

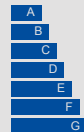
- Porch / vestibule to the side
- Entrance hall with cupboard housing the electricity meter
- The shower room is fully tiled and fitted with a WC, pedestal wash basin and large shower enclosure with mains pressure shower
- Good sized front facing double bedroom to the front
- Further bedroom with access to the conservatory, which overlooks the rear garden
- Sitting room with shelved storage cupboard and large window with southerly aspect
- Fitted kitchen with a range of gloss white wall and base mounted units with oak style laminate worktops with inset stainless steel sink, electric induction hob, electric fan oven, fridge, dishwasher



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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Outside & Gardens

The well-tended gardens are conveniently landscaped and designed for low maintenance. There is pleasant shared courtyard area. There is also a private detached garage, with a rear door which is almost adjacent to the front door of the property. The garage has a utility area with the washing machine and dryer as well as power and lighting. The shared gardens are maintained by James Gibb and the cost has been estimated at around £200 per annum.

Location

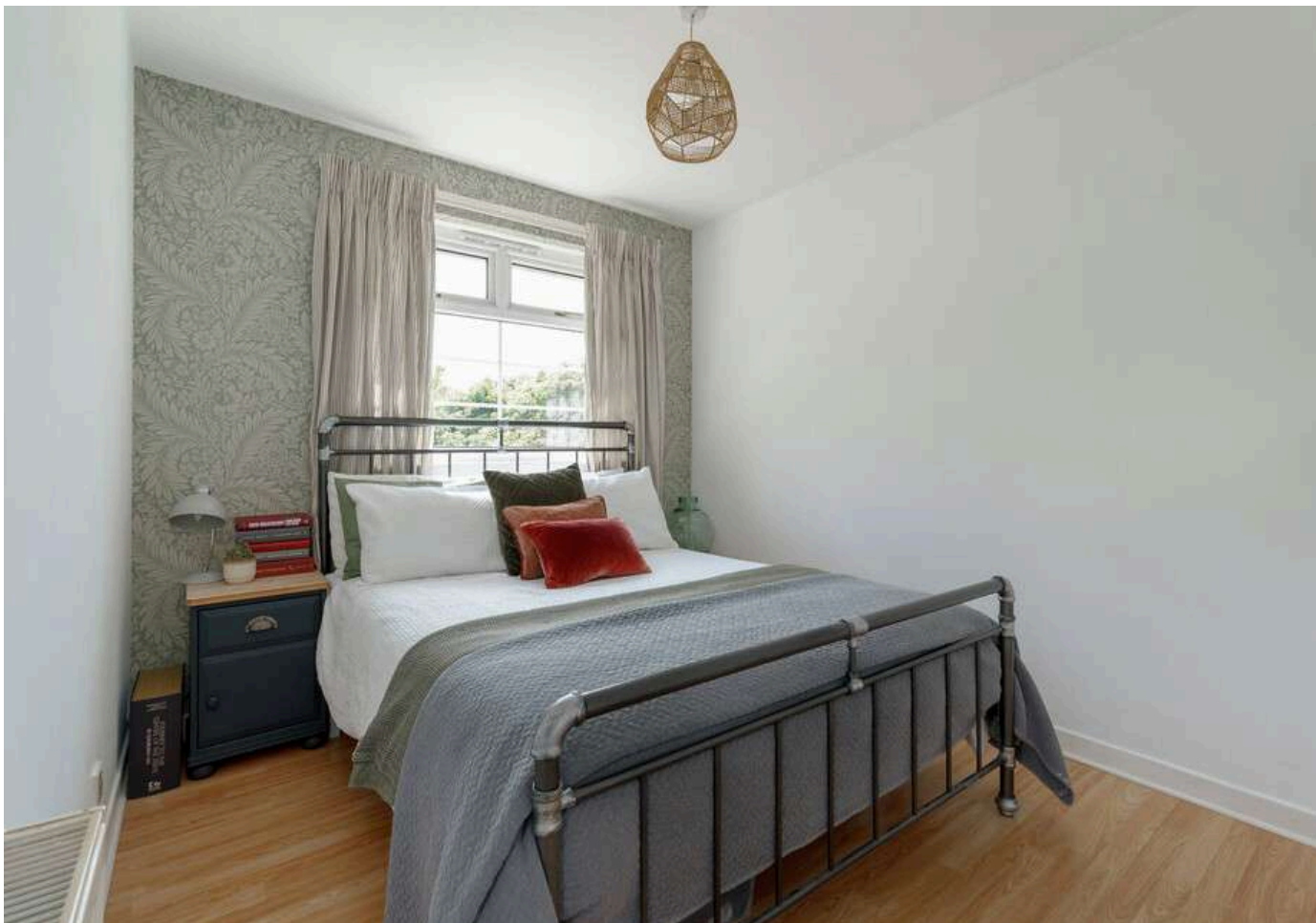
The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops, banking facilities and other social amenities can be found nearby at St John's Road. There is also a large Tesco nearby, new Lidl supermarket and the Gyle Shopping Centre is only a few minutes' drive. Recreational facilities in the area include the David Lloyd Leisure club, Drum Brae Leisure Centre and the nearby Corstorphine Hill provides 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.

Extras

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

Council tax

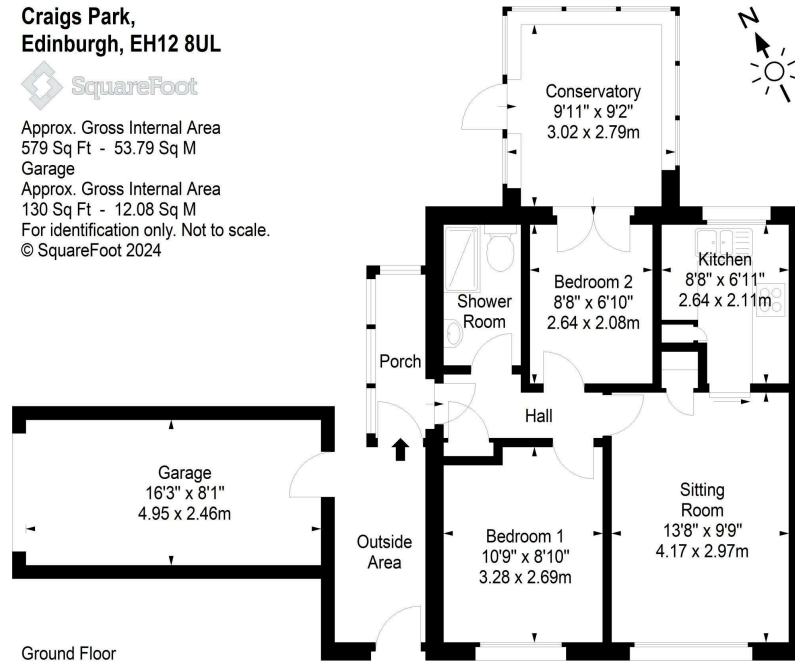
It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



**Craigs Park,
Edinburgh, EH12 8UL**



Approx. Gross Internal Area
579 Sq Ft - 53.79 Sq M
Garage
Approx. Gross Internal Area
130 Sq Ft - 12.08 Sq M
For identification only. Not to scale.
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Ground Floor



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
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