



100 Craigmount Brae, Edinburgh, EH12 8XN

Description

Well presented one bedroom upper villa with private entrance, driveway and front and rear gardens. The property is situated in the Craigmount area of Corstorphine and peacefully situated within a quiet, leafy cul de sac. The property is in good order and would make a fantastic home for an individual or couple. It also has gas central heating and is fully double glazed.

The accommodation comprises:

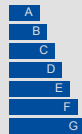
- Entrance hall with carpeted staircase
- Generous sitting/ dining room with oak style laminate flooring, large window and cornicing
- Spacious double bedroom with built-in mirrored wardrobes, fitted carpet, window to the rear with pleasant open outlook over playing fields towards the West Edinburgh skyline
- Shower room with WC, pedestal wash basin, corner shower enclosure with Mira electric shower and ladder style towel rail
- Fitted kitchen with a range of wall and base mounted cupboard units, granite effect laminate worktops with inset stainless steel sink and appliances including electric ceramic hob with extractor hood, electric fan oven, washing machine and fridge freezer
- Rear hallway with storage cupboard and hatch to the fully floored loft space, with power and lighting



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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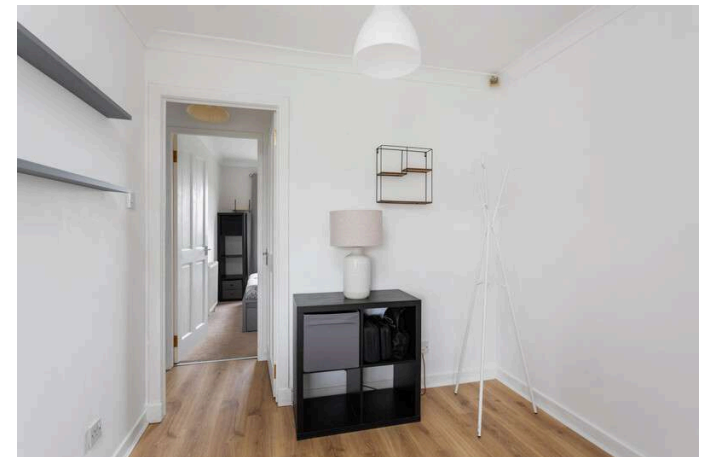


EPC RATING
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Outside & Gardens

The private rear garden is pleasantly landscaped and is mostly laid to lawn, has a paved patio area, two gardens sheds and a westerly aspect. There is a monoblocked driveway with space for two cars.

Location

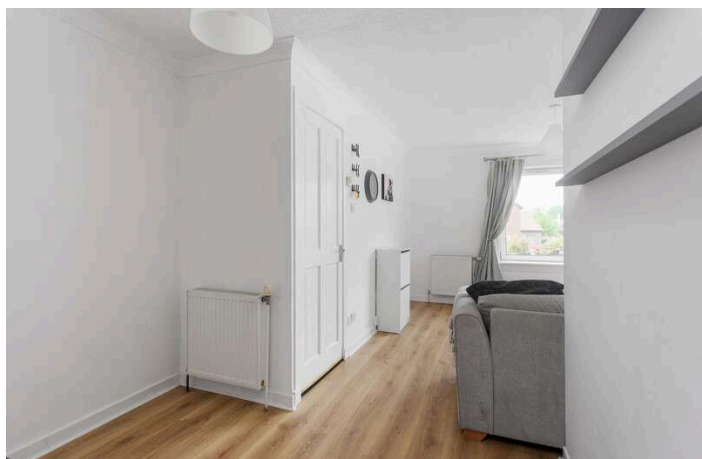
The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops, banking facilities and other social amenities can be found nearby at St John's Road. There is also a large 24 hour Tesco nearby and the Gyle Shopping Centre is only a few minutes drive. Recreational facilities in the area include the David Lloyd Leisure club and 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. It is in the catchment area for East Craigs Primary School and Craigmount Secondary School, both of which are only a short walk from the property.

Extras

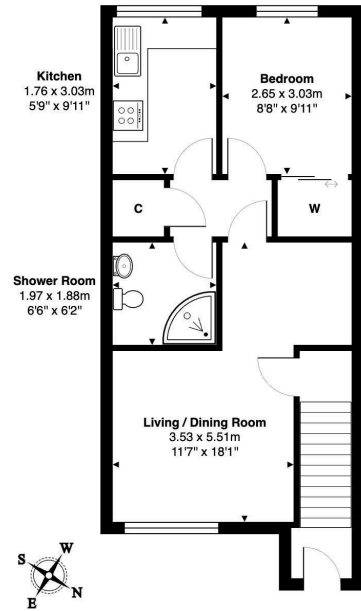
The fixed floor coverings, blinds, light fittings and the kitchen appliances are included in the sale.

Council tax

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



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Total Area: 47.2 m² ... 509 ft²

All measurements are approximate and for display purposes only



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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