










Offers Over

£410,000

5 Craigmount Bank

Corstorphine | Edinburgh | EH4 8HQ

This immaculate, truly stunning extended link-detached villa, with private gardens, driveway and garage is pleasantly situated within a quiet setting within the popular district of Corstorphine close to excellent local amenities and commuting links. In true move-in condition, early viewing is highly recommended.

-  3 bedrooms
-  2 public rooms
-  2 bathrooms
- Study
-  Driveway
Garage
-  Private rear garden
-  EPC rating – D
-  Council tax band - E



Description

The excellent family sized accommodation in brief comprises; welcoming entrance hallway, generously proportioned and bright lounge/dining, modern fitted kitchen with door providing direct access to the fantastic sun room/dining, offering pleasant open views and overlooking the rear garden, useful study/office, contemporary downstairs shower room, light and airy principal bedroom with fitted wardrobes, second well proportioned double bedroom with fitted wardrobes and lovely open views, third good sized bedroom and stunning bathroom with three-piece suite and shower over bath. Further benefits include gas central heating & double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances.

Gardens, Driveway & Garage

To the front lies a double driveway providing off-street parking and access to the single garage with electric powered door. To the rear, there is a well maintained private garden which offers a high degree of privacy and is the ideal space to enjoy outside dining/relaxing!

Viewing

By appointment through Neilsons (0131 625 2222).





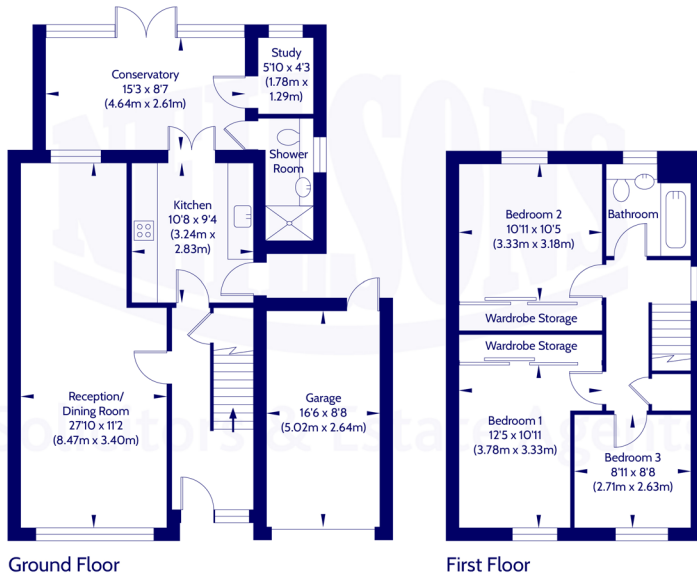
Location

The property is 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 supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait offers 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 112.56 Sq M / 1211 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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