










Offers Over  
**£195,000**

## 32/8 Craigmount Hill

Corstorphine | Edinburgh | EH4 8HX

This attractive, generously proportioned 2nd floor flat is quietly positioned within a popular development close to excellent commuting links and amenities and offers light-filled, spacious accommodation ideal for the professionals or growing families.

-  3 Bedrooms
-  1 Public room
-  1 Shower room
-  Communal gardens
-  On-street parking
-  EPC Rating –D
-  Council Tax Band - C



## Description

Enjoying delightful open views to the front and rear, this lovely home comprises; entrance via a secure entryphone system into the well kept communal stairwell. The welcoming entrance hallway benefits from good storage provisions and a sizeable utility room/study. There is a generous, west-facing lounge/diningroom enjoying good natural light with superb open views across Cammo and the Forth Bridges beyond. The modern fitted kitchen is fitted with a range of wall and base units with built-in electric hob with hood above and separate built-in oven and microwave. There are three bedrooms, with the principal bedroom of large proportions and benefiting from built-in wardrobes. The stylish shower room comprises of a three piece white suite with WC and wash hand basin set in a vanity unit with storage below together with a walk-in shower enclosure. Further benefits include electric heating and double glazing together with well kept communal gardens and on-street parking.



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob with hood above, separate oven and microwave and integrated fridge freezer.

## Gardens and parking

The property is set within well kept communal garden grounds and for the car owner, ample on-street parking is available within the development.

## Resident's Association

There is a Resident's Association to which a fee of approx. £210 per ½ yearly is payable for the upkeep of the communal garden grounds and includes stair cleaning and maintenance.

## Viewing

By appointment with Neilsons on 0131 625 2222.





## Location

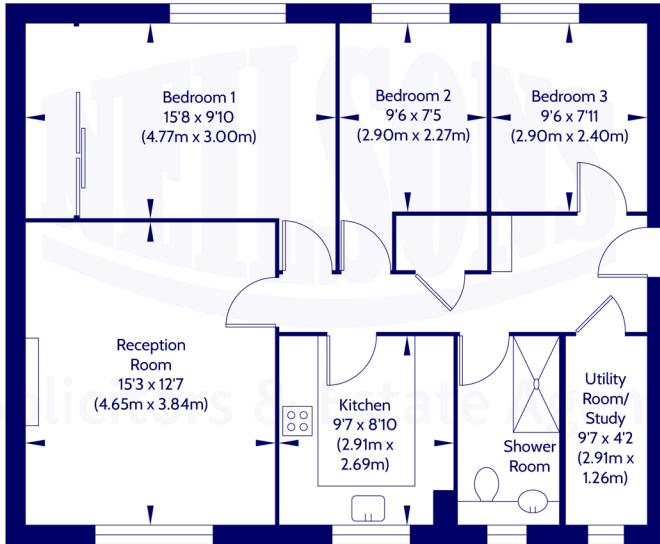
The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are on hand with the nearby Gyle shopping centre housing many high-street named shops and services. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible and the property is conveniently positioned to take advantage of excellent commuting links including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city centre. Reputable schooling from nursery to senior levels are within close proximity of the property with further education at Edinburgh College and Heriot Watt University all within easy reach. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Corstorphine Hill and Edinburgh Zoo.





Approx. Gross Internal Floor Area 73.73 Sq M / 794 Sq Ft.

### Second Floor



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.



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