



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**39 CRAIGMOUNT BRAE**

Corstorphine, Edinburgh EH12 8XD



This well-presented four-bedroom townhouse, two-bathroom home enjoys contemporary interiors and spacious accommodation. The home features an open-plan layout with the southwest-facing living room with storage and rear garden access, and ultra-modern kitchen, a main bedroom with a wardrobe and en-suite shower room, and three more double bedrooms (two with a sun-facing aspect). Completing the accommodation is a modern four-piece bathroom. Externally, the property benefits from an enclosed rear garden, a garden shed, allocated parking, and easy access to excellent amenities, including green space and transport links.

Extras: The sale includes all fitted floor and window coverings, light fittings, and freestanding kitchen appliances. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



## FEATURES

- Sunny townhouse in Corstorphine
- Outstanding location near excellent amenities
- Modern interiors throughout
- Inviting entrance porch
- Living room with under-stair storage
- Stylish dining kitchen
- Main bedroom, wardrobe and en-suite
- Three more double bedrooms
- Four-piece family bathroom
- Private rear garden with a shed
- Allocated parking
- Gas central heating and double-glazed windows







"THIS FOUR-BEDROOM, TWO-BATHROOM HOME OFFERS EASY ACCESS TO FANTASTIC AMENITIES, INCLUDING OUTDOOR SPACE AND SCHOOLING, "





EPC RATING:

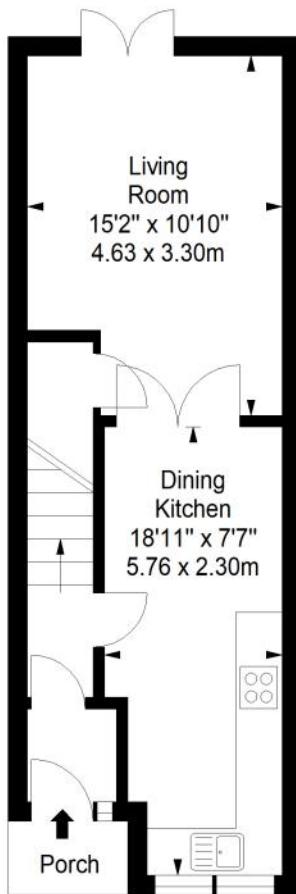


COUNCIL TAX BAND:

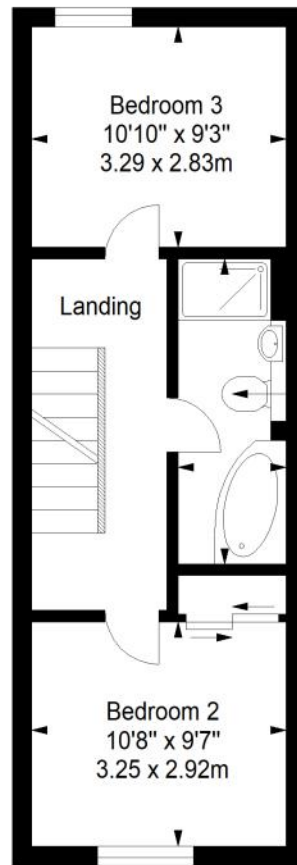


VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

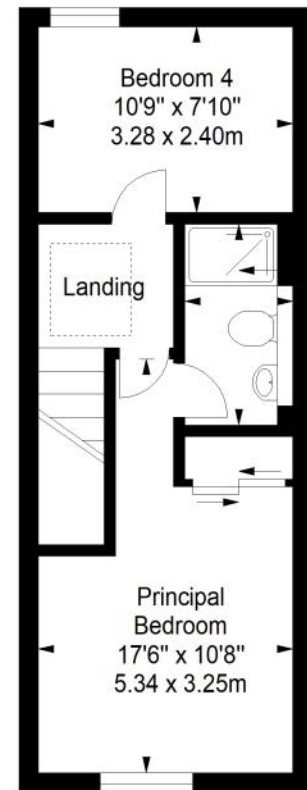
**Ground Floor**  
Approx. 33.5 sq. metres (360.6 sq. feet)



**First Floor**  
Approx. 35.0 sq. metres (376.7 sq. feet)



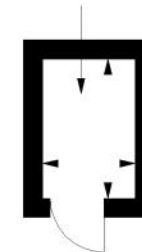
**Second Floor**  
Approx. 31.8 sq. metres (342.3 sq. feet)



En-suite  
8'6" x 4'8"  
2.60 x 1.41m

**Shed**  
Approx. 2.2 sq. metres (23.7 sq. feet)

**Shed**  
5'11" x 3'11"  
1.80 x 1.20m



Total area: approx. 102.5 sq. metres (1103.3 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

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EH1 2BW  
0131 516 5366



## GLASGOW

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G2 2HQ  
0141 530 2021



## EAST LOTHIAN

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EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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