










Offers Over

£250,000

31 Almond Green

East Craigs | Edinburgh | EH12 8UA

A beautifully presented and deceptively spacious semi-detached bungalow which has been thoughtfully extended to provide well-proportioned accommodation over two floors, peacefully located in a residential cul-de-sac, within striking distance of superb amenities, schools and transport links.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Private Garden
-  Garage
-  EPC Rating - C
-  Council Tax Band – C



Description

Offered for sale in immaculate move-in condition, the accommodation briefly comprises: welcoming hallway with built-in storage also housing the boiler with additional storage under the stairs. Generous reception room with patio doors to the garden offering space for both living and dining furniture and with a feature fireplace housing an electric flame-effect fire. Smart refitted kitchen with a superb range of wall and base units with integrated appliances including eye-level oven, hob, cooker hood, fridge freezer and washing machine. Large downstairs double bedroom with built-in wardrobes and storage, modern shower room with white suite. Stairs from the hall, flooded with natural light from a roof light lead to the upper landing where there is fully floored and lined eaves storage. The second double bedroom has a generous dormer window to the rear, bespoke wardrobes and storage and access to further floored storage in to the eaves. A stylish contemporary bathroom with white suite and over bath shower completes the internal accommodation. Benefits on offer include gas central heating and full double glazing.



Extras

The integrated kitchen appliances, light fittings, window blinds and curtains (with the exception of bedroom 2), fitted floor coverings and wardrobes are all to be included in the sale.

Gardens and Garage

The house benefits from private gardens to both the front and rear, both attractively landscaped for ease of maintenance. The enclosed front garden has paved and slate-chipped areas whilst the rear garden is ideal for children or pets with artificial lawn providing an all-seasons area to play, a patio area perfect for al fresco dining during the warmer months and a raised flower bed. A side gate provides rear access to the attractive community garden ground and pathways which surround the development. The sale includes a single garage with up and over door. Ample unrestricted parking is also available.

Residents Association

The attractive areas of community gardens which surround the development with wide lawns, mature trees and pathways are managed and maintained by a local residents' association, charged at approximately £150 per year.

Viewing

Please contact Neilsons on 0131 625 2222





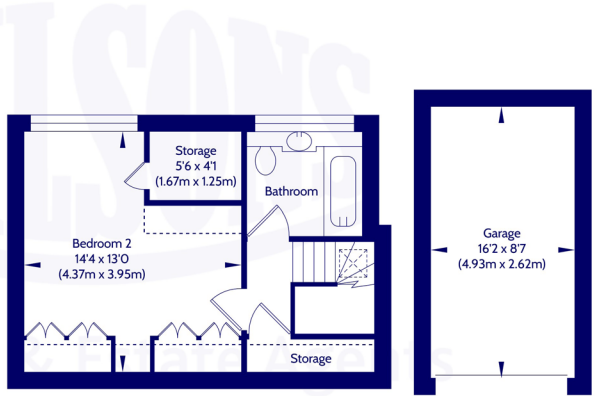
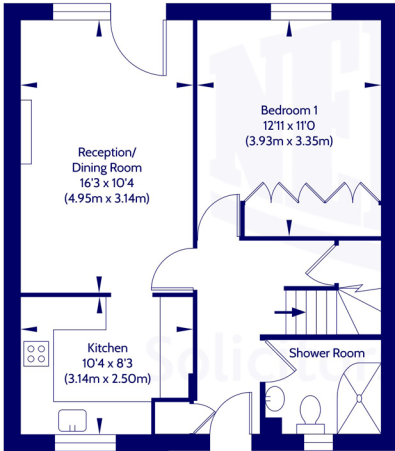
Location

East Craigs lies to the Northwest of Edinburgh's City Centre, within close proximity to a fantastic variety of shops and services, including The Gyle Shopping Centre, Hermiston Gait and a large Tesco Extra Superstore in neighbouring Corstorphine. There are regular public transport links operating into the city and surrounding areas and the house is ideally located for swift access to the City By-pass, linking the main Scottish motorway network and Edinburgh International Airport. Recreational facilities can be found in the nearby districts of Drum Brae and Corstorphine including the Drum Brae and David Lloyd Leisure Centres and Edinburgh Zoo together with reputable golf courses. Corstorphine Hill, The Cammo Estate and Cramond foreshore are all easily accessible, offering spectacular woodland and coastal views/ walks. Highly regarded schooling is available locally from nursery to secondary level.





Approx. Gross Internal Floor Area 72.63 Sq M / 782 Sq Ft.



First Floor

Ground 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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