










Offers Over  
**£200,000**

## 84 Craigs Park

Corstorphine | Edinburgh | EH12 8UN

Semi Detached Bungalow pleasantly situated within a quiet courtyard setting in the popular district of Corstorphine close to a host of excellent local amenities and commuting links. The property would undoubtedly appeal to the professionals or those wishing to downsize.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Garage
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - C



virtually renovated by HOMELi

## Description

Although the property would benefit from some upgrading, it offers a well-proportioned layout with great potential. The accommodation includes an entrance hallway with useful storage, leading to a front-aspect reception room that overlooks the peaceful communal courtyard and features additional storage. The fitted kitchen is equipped with classic-style wall and base units and flows into a bright conservatory, ideal for use as a formal dining room or a relaxing lounge area. The main double bedroom boasts full-height built-in wardrobes, while a secondary compact double bedroom provides further flexibility and also enjoys views of the tranquil courtyard.

*This property has been subject to virtual renovation to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



virtually renovated by HOMELi



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## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Garage

The property further benefits from an enclosed, low-maintenance paved rear garden, perfect for outdoor seating or entertaining. A single lock-up garage provides secure parking or additional storage. A modest fee of approximately £50 per year is payable to a neighbor for the upkeep of the courtyard garden, and a quarterly charge of around £30 is made to James Gibb factors for the maintenance of communal areas, ensuring the surroundings are well cared for.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

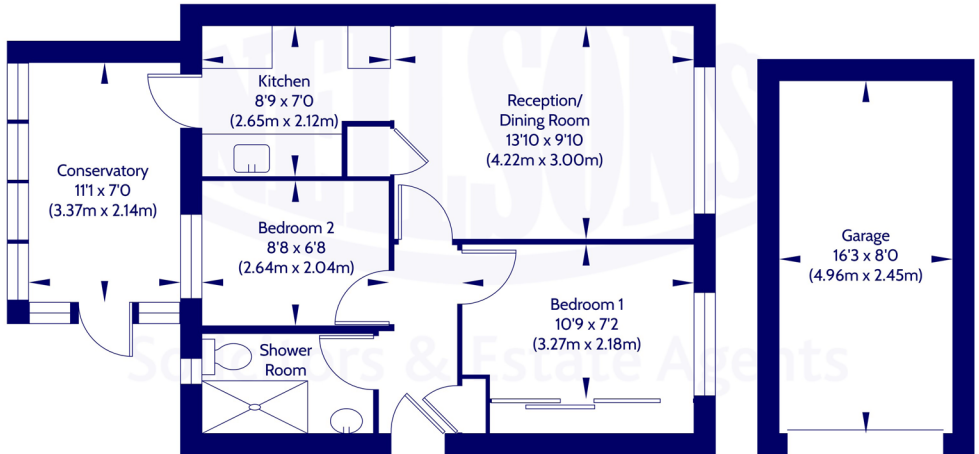
Situated in the much-sought after and high amenity suburb of Corstorphine, the property is within easy walking distance of local shops to provide for day to day needs with a choice of supermarkets including Tesco and Lidl nearby. Corstorphine provides a wealth of local shops and services along with cafes, restaurants and take-aways with the nearby Gyle Centre offering a wider choice of high street stores. Highly regarded local schooling is available from nursery to secondary level and there are a wide range of recreational facilities close at hand including Drum Brae and David Lloyd leisure centres, a choice of parks, Edinburgh Zoo and the wide open spaces of Corstorphine Hill Local Nature Reserve. Regular local bus services provide swift access to the city centre and surrounding areas and by car the City Bypass, Central Motorway Network and Edinburgh International Airport are all within easy reach.





Approx. Gross Internal Floor Area 47.94 Sq M / 516 Sq Ft.

### 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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