

**76 Craigs Road
Edinburgh EH12 8NH**

Offers Over £795,000

- Beautiful living room featuring gas fireplace
- Large living/kitchen/diner featuring direct access to garden
- Kitchen fitted with a range of floor and wall mounted units, gas hob, double oven and integrated appliances
- Snug/playroom
- Five double bedrooms all with fitted wardrobes and two featuring en-suites
- Home office
- Utility room
- Gas central heating and double glazing
- Landscaped gardens to rear and private front garden
- Off-street parking for four cars and internal garage
- Electric car charger

Council Tax Band: G

Tenure: Freehold

Annual Service Charge: £165

Shared Ownership: No



3



5



3



EPC C



Detached

Blair Cadell are delighted to present to market this beautifully presented detached family home in the ever-popular Craigmount area. Boasting five double bedrooms and a variety of spacious living areas, this impressive property offers the perfect setting for modern family life. Early viewings are highly recommended to avoid disappointment.

The heart of the home is the fantastic open-plan living, kitchen, and dining area to the rear, with French doors providing direct access to the garden—ideal for both everyday living and entertaining. The kitchen is fitted with a range of floor and wall-mounted units, gas hob, double oven, integrated appliances, and a breakfast bar for casual dining. A large, bright living room featuring a stylish gas fireplace, providing a welcoming space to relax with family and friends. A separate TV room/playroom offers excellent additional living space, while a dedicated office is perfect for those working from home or could serve as a sixth bedroom. Upstairs, there are five well-proportioned double bedrooms, all with built-in wardrobes. One benefits from en-suite shower room, with the luxurious master bedroom enjoying a three-piece en-suite, a dressing area, and stunning views towards the Pentland Hills. The fully tiled family bathroom is fitted with a contemporary four-piece suite, including a mains-powered walk-in shower. Additional features include a useful utility room, a partially floored attic, gas central heating, and double glazing throughout for maximum efficiency. Externally, the beautifully landscaped gardens provide a peaceful retreat, with raised beds, patio areas, and a large garden shed. The property also benefits from an internal garage and off-street parking for up to four cars and an EV charger. A residents fee of £165 a year is paid for maintenance of the communal grounds

Craigmount is a highly desirable residential area located to the west of Edinburgh, popular with families and professionals alike. The area offers an excellent blend of suburban tranquillity and convenient access to the city centre, Edinburgh Airport, and major motorway networks including the M8, M9, and the City Bypass. Public transport is readily available, with regular bus services and nearby tram links. Local amenities are plentiful, with a variety of shops, cafes, and supermarkets within easy reach, including a Tesco Extra and the Gyle Shopping Centre, which offers a wide range of retail and dining options. There are also several well-regarded schools in the area, including Craigmount High School, making it an ideal location for families. For outdoor enthusiasts, the area is well-served by parks and green spaces such as Corstorphine Hill and Cammo Estate, offering excellent opportunities for walking, running, and enjoying nature. Nearby leisure facilities include David Lloyd Club and several golf courses. With its combination of excellent transport links, strong local amenities, and green surroundings, Craigmount is a fantastic place to call home. **Viewing by appointment on 0131 337 1800**

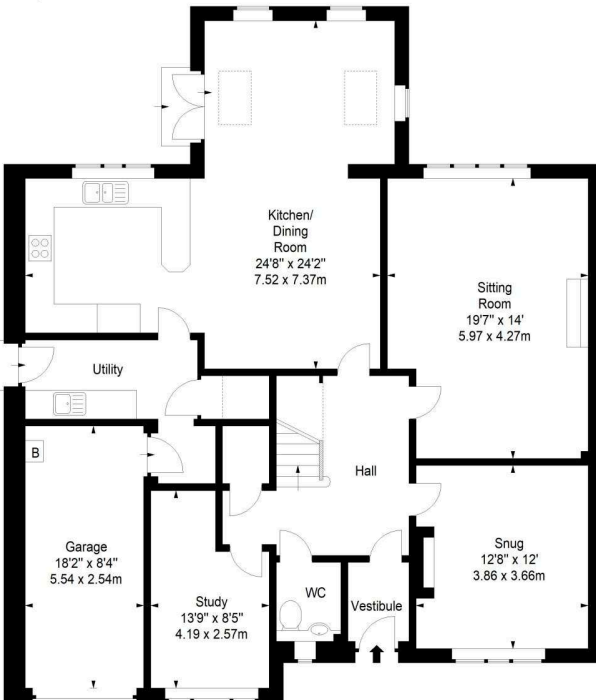




Craigs Road,
Edinburgh, EH12 8NH



Approx. Gross Internal Area
2770 Sq Ft - 257.33 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



First Floor



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com



rightmove

OnTheMarket

BlairCadell
solicitors + estate agents