



RALPH SAYER
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44 Craigs Park

Corstorphine, Edinburgh, EH12 8UL

44 Craigs Park

Set within a quiet residential area of sought-after Corstorphine, close to local amenities, transport links, and green spaces, this two-bedroom bungalow offers comfortable single-level living with excellent potential for further enhancement. The accommodation includes a bright living room overlooking the front garden, a modern kitchen, and a delightful dining room with direct access to the garden. There are two bedrooms and a modern shower room, while good storage adds everyday practicality. Externally, the property is complemented by neatly maintained gardens to the front and rear and parking is provided by a nearby secure detached single garage.

Extras: all fitted floor coverings and integrated kitchen appliances to be included in the sale.

Factor: The factor is managed by James Gibb at an approximate cost of £120 per annum

Property Summary

- Two-bedroom semi-detached bungalow in desirable Corstorphine
- Located close to amenities and regular transport links
- Welcoming hallway with storage
- Bright living room
- South-facing snug/dining room with garden access
- Stylish modern kitchen
- Principle double bedroom
- Second bedroom/home office
- Naturally-lit shower room
- Well-maintained front and rear gardens
- Secure detached single garage
- EPC Rating - D | Council Tax Band - C
- Home Report Value - £230,000







Bright living room and a south-facing snug/dining room with garden access







Principle double bedroom,
a second bedroom/home
office and a
naturally-lit shower room





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dream property!



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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

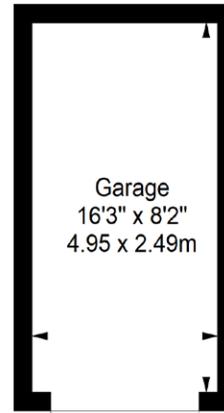
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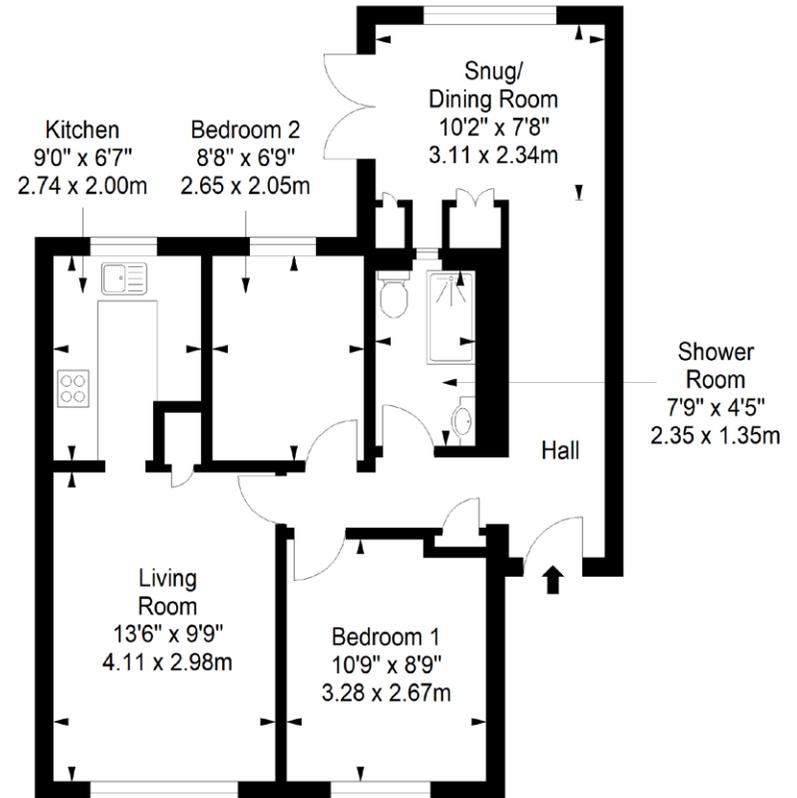
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Garage
Approx. 12.3 sq. metres (132.4 sq. feet)



Ground Floor
Approx. 57.3 sq. metres (616.8 sq. feet)



Total area: approx. 57.3 sq. metres (616.8 sq. feet)