



8 Craigmount Grove, Edinburgh, EH12 8BJ

An exceptional detached bungalow that has been extensively extended and significantly upgraded, featuring a striking architect-designed rear extension with raised terrace together with a carefully considered loft conversion. The property has been finished to an outstanding specification throughout, combining elegant contemporary design with high-quality craftsmanship.

The home benefits from a high-pressure gas central heating system incorporating a secondary return, providing instant hot water throughout the property. Underfloor heating serves the rear extension, utility room and snug, while a combination of stylish steel column radiators and modern flush panel radiators provides efficient and comfortable heating elsewhere. Premium Corston electrical faceplates and switches add a refined design detail throughout the home.

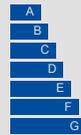
The kitchen, bathrooms, internal joinery and décor have all been thoughtfully curated, reflecting the considerable care, investment and attention to detail by the current owners. Early viewing is highly recommended to fully appreciate the quality, design and lifestyle offered by this superb home. Externally, the property is complemented by mature, professionally landscaped gardens incorporating both architectural and horticultural design elements, together with a driveway and garage.



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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The accommodation comprises:

- Vestibule with tiled flooring, housing a recently installed electrical distribution board compliant with modern building regulations.
- Generous master bedroom with bay window, oak herringbone flooring and 5 amp sockets, together with an elegant en-suite shower room fully tiled in porcelain and fitted with a Kohler twin vanity unit with designer Kohler taps, wall hung WC with concealed cistern and a walk-in wet room style shower. MVHR unit installed.
- Good sized fourth bedroom currently utilised as a dressing room, fitted with bespoke hand-built cabinetry providing excellent storage.
- Impressive open plan kitchen / living / dining space with adjoining TV room / snug, forming the central hub of the home. The kitchen is fitted with a central island with quartz worktops and inset Corian sink with mixer tap and Quooker boiling water tap. Bespoke cabinetry provides extensive storage and incorporates a range of high specification integrated appliances including a Smeg five burner gas hob with Neff extractor hood, microwave, two electric fan ovens, coffee machine, fridge freezer and wine fridge.
- Separate utility room plumbed for a washing machine with space for a tumble dryer, also featuring a practical shower attachment suitable for washing boots or pets.
- Beautifully appointed family bathroom with vanity unit featuring Lusso stone countertop and Kohler tap, bath, WC and a separate wet room style shower with rainfall shower head and additional handset.
- Upstairs there is a third bedroom with Velux window to the side and dormer window to the rear.
- Further shower room with corner shower enclosure, wash basin with vanity unit and ladder style towel rail.
- Further well proportioned bedroom with dormer window and useful storage within the eaves.

Outside & Gardens

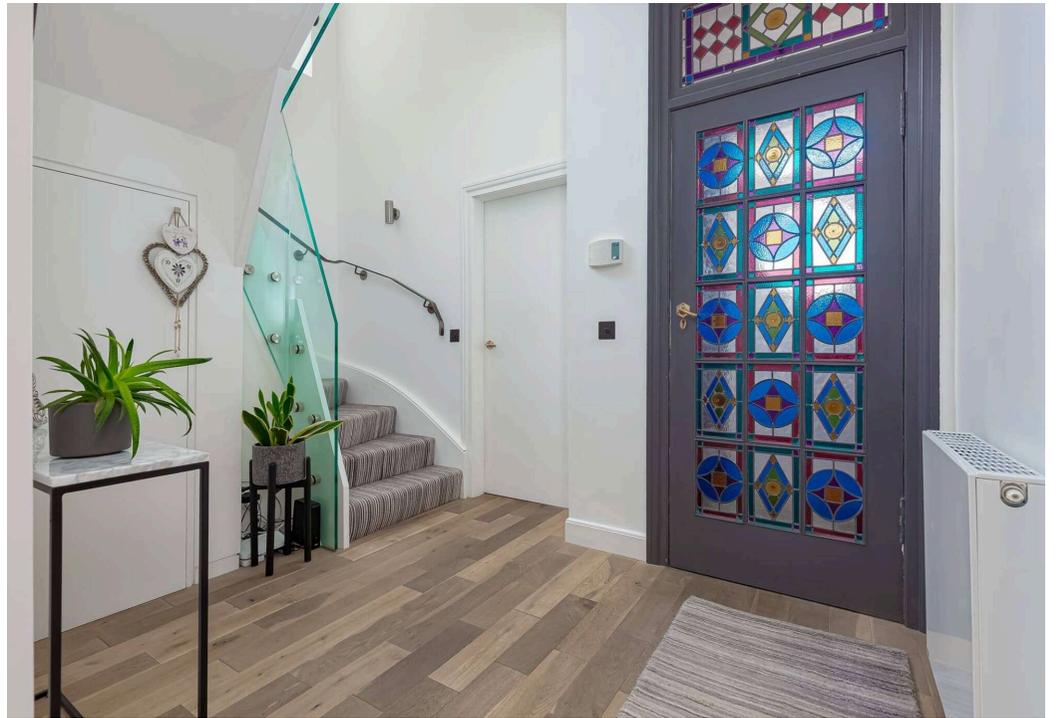
The property is approached via a landscaped front garden with cobbled driveway providing parking for up to three vehicles. To the rear is a southwest facing mature garden that has been professionally landscaped, with input from a horticultural specialist to carefully select plants and shrubs, creating an attractive and established outdoor space. The garden also features a lawn, water feature and ornamental pond (with fish included in the sale). A single garage with insulated electric door, power and lighting completes the accommodation.

Extras

The fixed floor coverings, integrated appliances and blinds are included in the sale. The washing machine, tumble dryer, fridge / freezer in the garage, chandeliers (main bedroom, dressing room, and stairwell), all plant pots and the timber bench in the garden are excluded from the sale. The light fittings that are not staying will be replaced by a pendent.

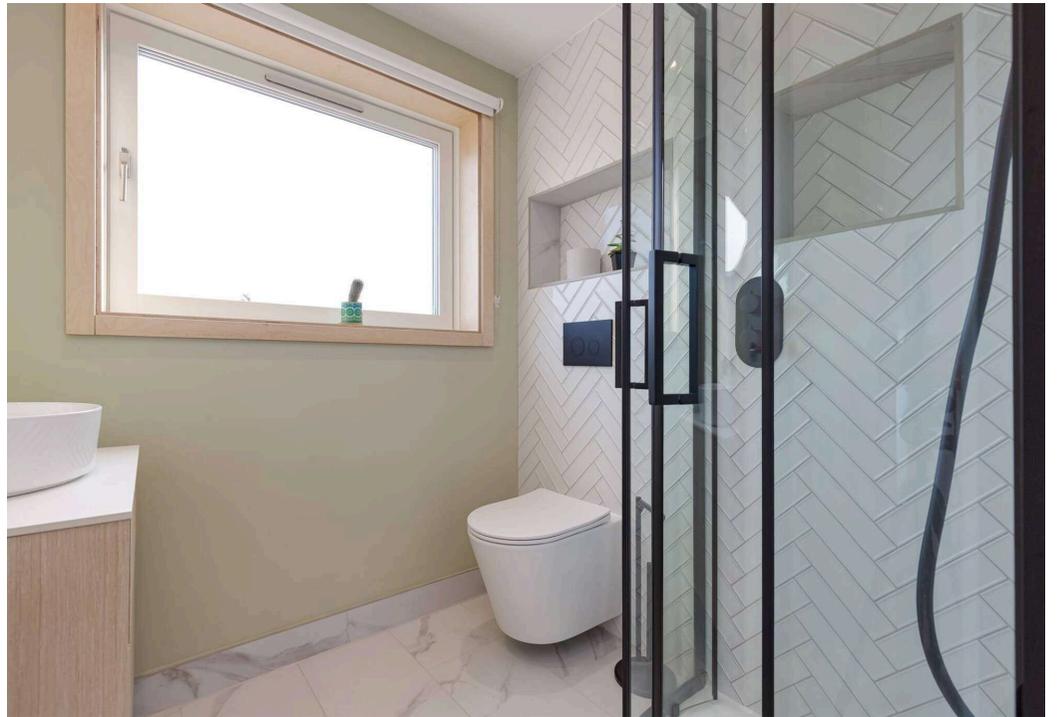
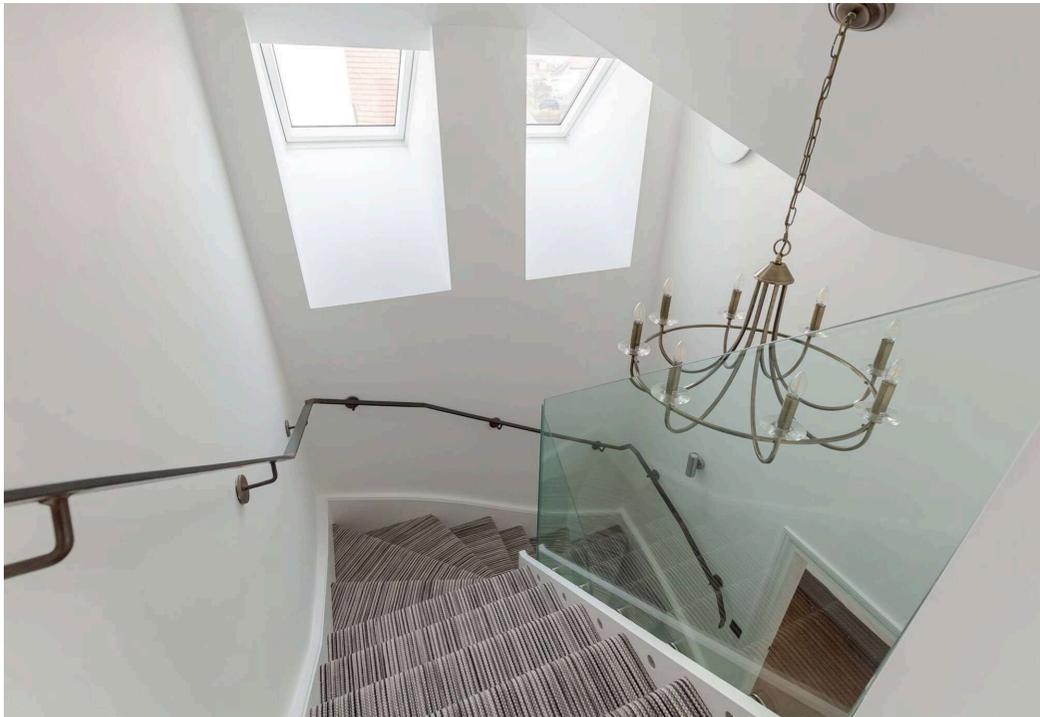
Council tax - Band F







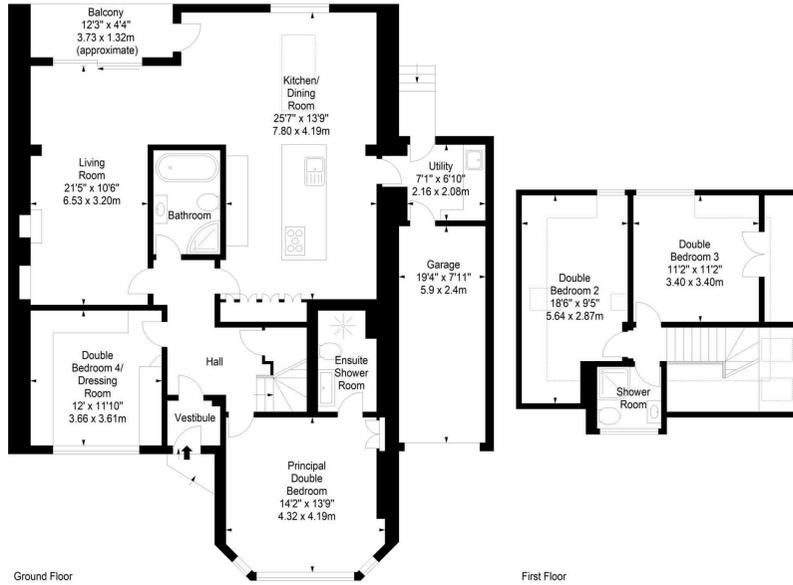




Craigmount Grove,
Edinburgh,
Midlothian, EH12 8BJ



Approx. Gross Internal Area
2025 Sq Ft - 188.12 Sq M
(Including Garage)
For identification only. Not to scale.
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DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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