



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**11 CRAIGMOUNT DRIVE**

Corstorphine, Edinburgh, EH12 8DB



Forming part of a family-friendly neighbourhood, this three-bedroom semi-detached house has a sought-after location in popular Corstorphine. It is close to idyllic parks and excellent amenities, as well as schools and transport links. This rarely available home further benefits from private parking for two cars and a large rear garden, which has a south-facing aspect. It also boasts an open-plan living and dining room and a versatile conservatory. The property could benefit from a degree of modernisation, yet remains an excellent opportunity for buyers. Entering the home, you are greeted by a vestibule that flows through to a hall with built-in storage. On the right is the living and dining room, which share a generous open-plan layout and dual-aspect windows for a light-filled ambience throughout the entire day. The space is neutrally decorated and laid with carpet, and it affords ample room for an assortment of furnishings. The lounge area is centred around a focal-point fireplace, whilst an open archway marks the dining area, creating a distinct zone for family meals.



## FEATURES

- Spacious semi-detached house
- Situated in sought-after Corstorphine
- Entrance vestibule and hall with storage
- Open-plan living room and dining room
- Kitchen with space for a breakfast table
- Spacious conservatory with garden access
- Two double bedrooms (one with storage)
- One versatile single bedroom
- 3pc bathroom with overhead shower
- Well-maintained, mature front garden
- Fully-enclosed, south-facing rear garden
- Private driveway and attached garage





Conveniently next door, the kitchen features base and wall-mounted cabinets and neat worksurface space, housing room for freestanding appliances. It also has floorspace for a breakfast table for casual meals and morning coffee. A spacious conservatory extends from the kitchen, providing a flexible area for relaxing and socialising. The ground floor is completed by a versatile single bedroom, which could alternatively be used as an office or children's playroom. The two remaining bedrooms are on the first floor, both of which are doubles. Completing the accommodation, the first-floor bathroom is fitted with a three-piece suite and overhead shower.

Externally, the property has beautiful mature gardens to the front and fully-enclosed rear. The rear garden is particularly impressive, offering a large lawn and a suntrap, south-facing aspect. A private driveway and an attached single garage provide off-street parking.

Extras: a gas cooker, a fridge/freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.





## CORSTORPHINE

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, and tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a short drive away, with two tram stops within close proximity. The area is also served by regular day and night buses, frequent trains from the South Gyle train station, and excellent road links to the city centre, Glasgow, Fife, and to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessed.

EPC RATING:



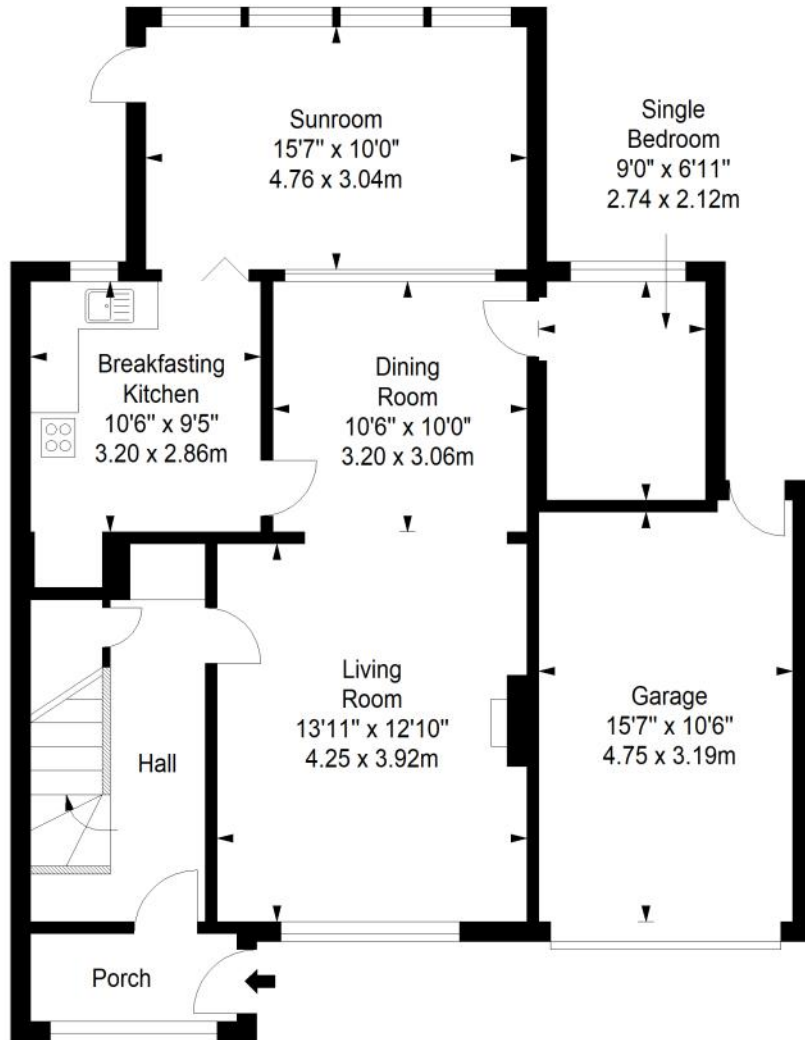
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

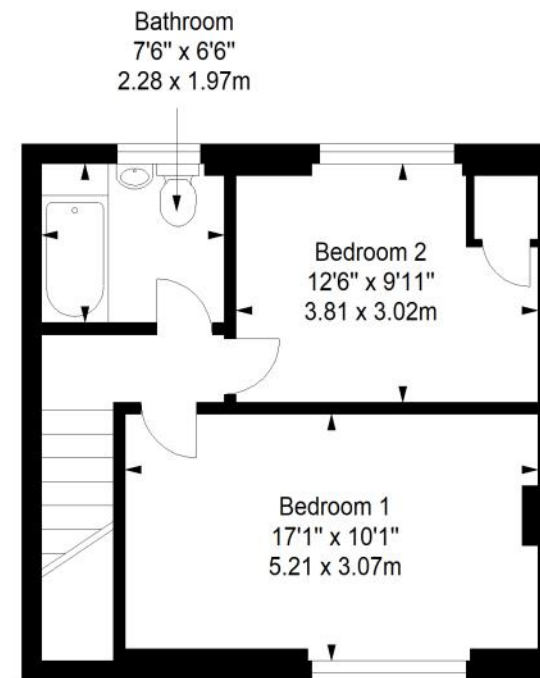
### Ground Floor

Approx. 95.3 sq. metres (1025.8 sq. feet)



### First Floor

Approx. 38.8 sq. metres (417.7 sq. feet)



Total area: approx. 134.1 sq. metres (1443.5 sq. feet)



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