



97 CRAIGMOUNT BRAE

East Craigs, Edinburgh, EH12 8XN



2

Public Rooms



3

Bedrooms



1

Bathroom



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Set within a leafy suburban location, this well-presented detached family home benefits from convenient garage parking and an enclosed, southwest-facing garden that enjoys an open green outlook. The modern interiors feature three bedrooms, a bathroom, and a social arrangement of interconnected ground-floor accommodation, comprising a living room, a versatile sunroom/study with direct garden access, and an open-plan dining room and breakfasting kitchen with a bright utility room adjoined by a handy WC. Local amenities, including convenience shopping, primary & secondary schooling, GP Surgery and dentist, are all available within easy walking distance.





D

EPC
RATING

F

COUNCIL
TAX BAND

VIEWING

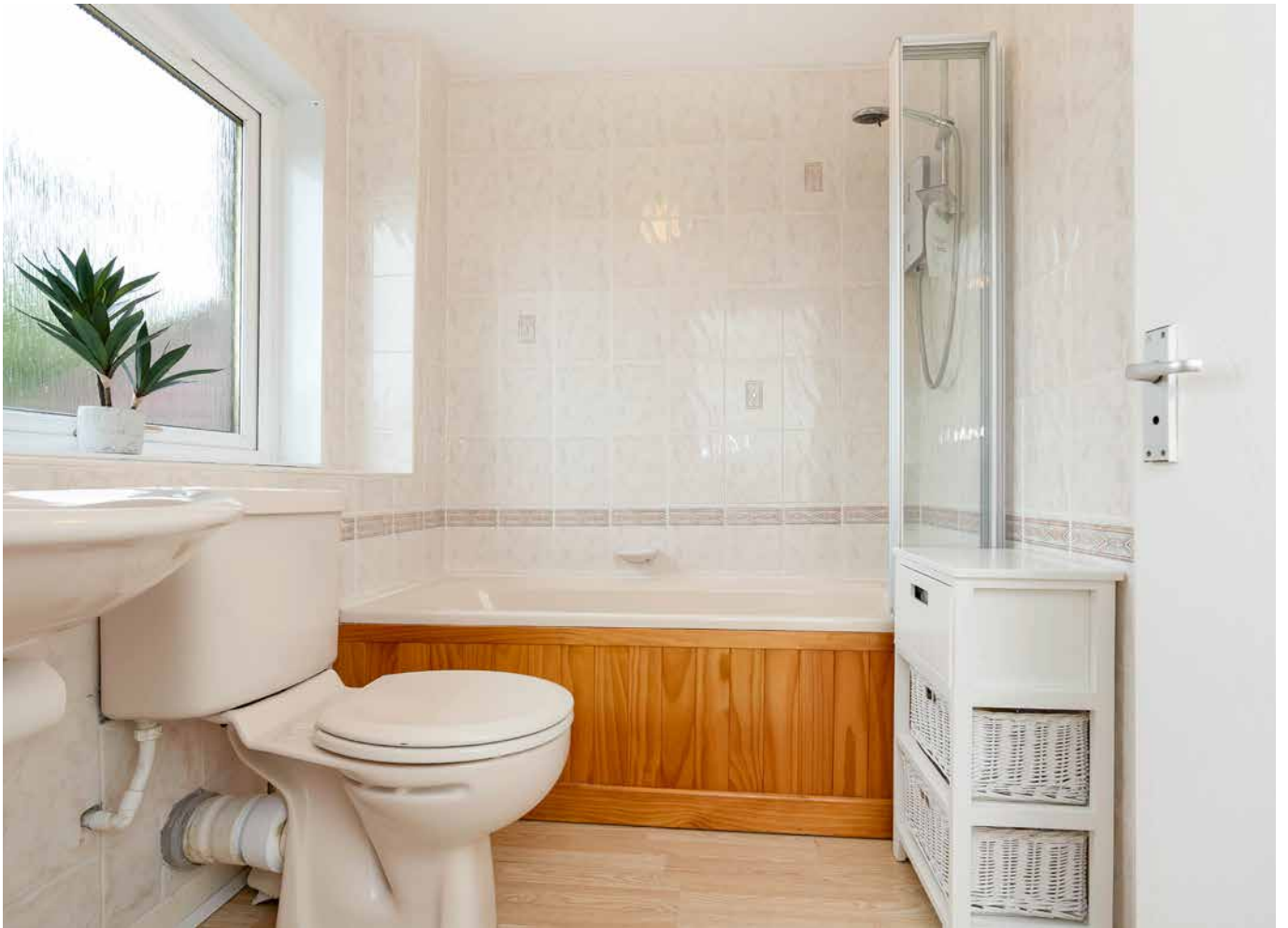
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Leafy suburban setting with open views
- Well-presented detached home with bright, modern interiors
- Entrance hall with storage
- Living room with storage, a living flame fire, and access to:
- Sunroom/study with garden and kitchen access
- Formal dining room open-plan to breakfasting kitchen
- Three bedrooms with storage (two doubles and a single)
- Bathroom with shower-over-bath
- Wraparound gardens, secure and facing southwest at the rear
- Private driveway
- Detached single garage







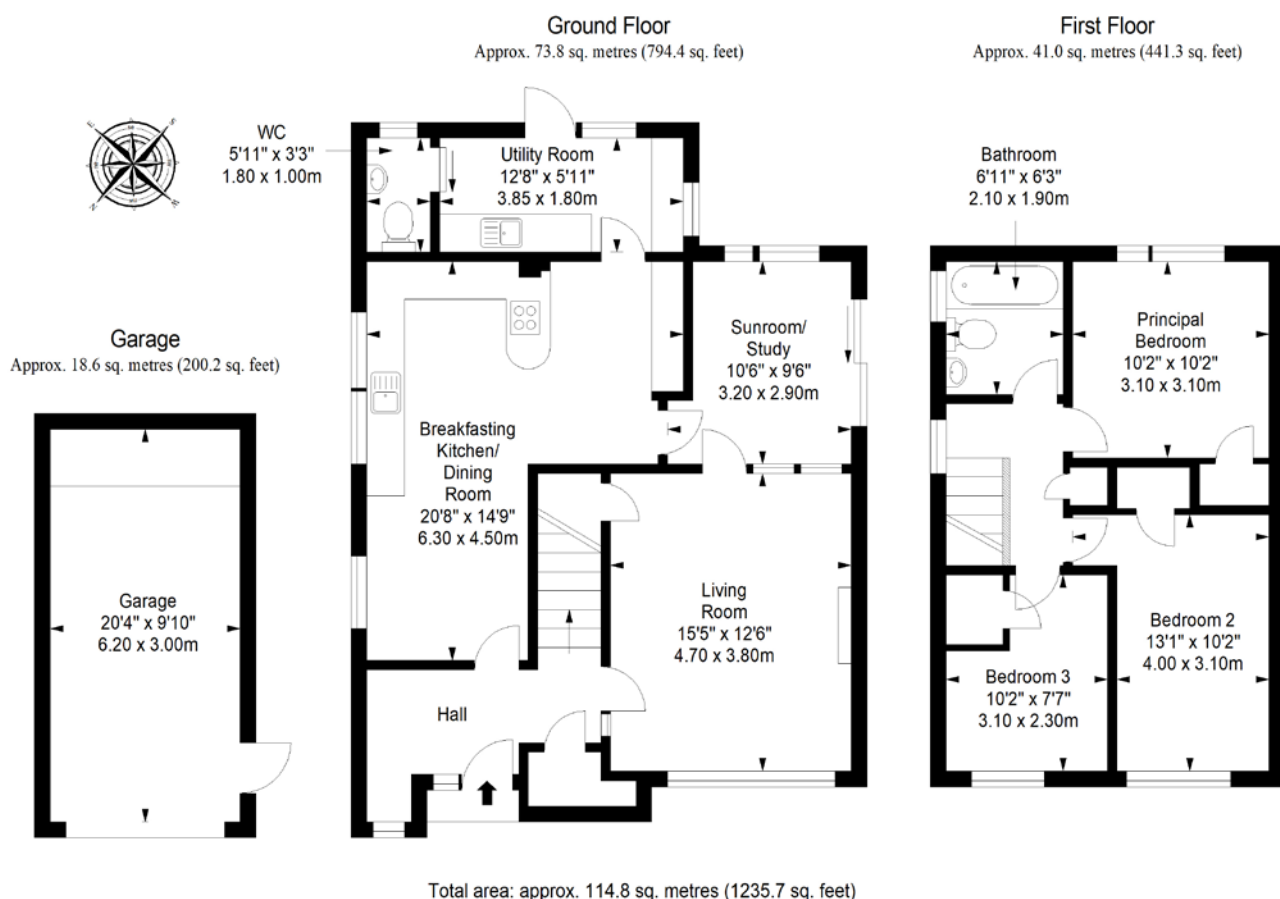


Extras: All fitted floor and window coverings, light fittings, fridge/freezer and dishwasher are included.



EAST CRAIGS, EDINBURGH

Situated to the north-west of Edinburgh next to the picturesque green belt, the popular residential area of East Craigs is a thriving community within easy reach of the city centre. With a network of country walks, pathways and parks right on its doorstep, the area is the perfect base from which to explore the great outdoors. Golf enthusiasts can enjoy a relaxed round at one of the several surrounding courses, while excellent sport and recreational activities are available at nearby Drum Brae and David Lloyd leisure centres. East Craigs is well-served by a comprehensive range of local shops and amenities, with more extensive shopping facilities, restaurants, and cafes offered in neighbouring Barnton and Corstorphine, and at the Gyle Shopping Centre or Hermiston Gait Retail Park, just a short drive or bus journey away. Popular with young families, East Craigs is within the catchment area for well-regarded schools at the primary and secondary levels, with a selection of private schooling also available close by. An ideal location for commuters, there is quick and easy access to Edinburgh city bypass, M8/M9, A90 and Edinburgh Airport. The area also enjoys fantastic public transport links providing regular bus services into Edinburgh city centre, and is within easy reach of South Gyle railway station.



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