



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**54 CRAIGS DRIVE**

East Craigs, Edinburgh, EH12 8UW



This well-presented three-bedroom semi-detached house enjoys contemporary interiors with stylish, modern fixtures and spacious accommodation. The home features a generous, southwest-facing living room, a chic dining kitchen with double doors, two spacious double bedrooms with wardrobes and a versatile third bedroom with a storage cupboard. Completing the accommodation is a bright, modern shower room with a heated towel rail. Externally, the property benefits from a decorative front garden, an enclosed rear garden, a detached garden shed, a light-filled, triple-aspect summerhouse, and a private single garage. Extras: All fitted floor and window coverings, light fittings and integrated/freestanding kitchen appliances are included in the sale. 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.



## FEATURES

- Attractive semi-detached house
- Quiet residential setting
- Situated in popular East Craigs
- Immaculately presented modern interiors
- Entrance hall with storage
- Light-filled living room
- Contemporary dining kitchen
- Landing with storage
- Three spacious bedrooms with wardrobes
- Stylish shower room
- Partially floored attic
- Enclosed rear garden
- Triple-aspect detached summerhouse
- Detached shed for storage
- Private off-street garage parking
- Gas central heating and triple-glazed windows







THE HOME BOASTS A PRIVATE ENCLOSED REAR GARDEN WITH A TRIPLE-ASPECT SUMMERHOUSE, A HANDY GARDEN SHED, AND A PRIVATE SINGLE GARAGE.





EPC RATING:



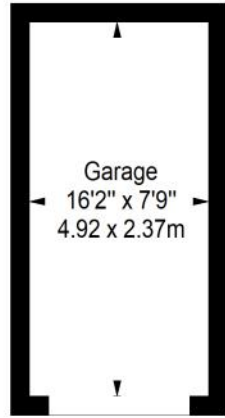
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

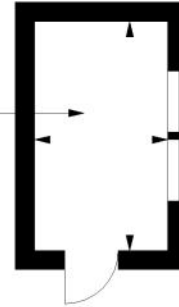
### Garage

Approx. 11.6 sq. metres (124.9 sq. feet)



### Shed

Approx. 5.3 sq. metres (57.0 sq. feet)

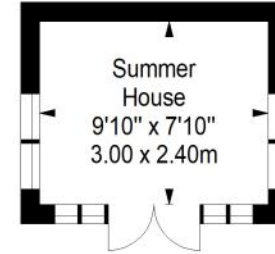


Shed  
9'9" x 5'10"  
2.98 x 1.77m



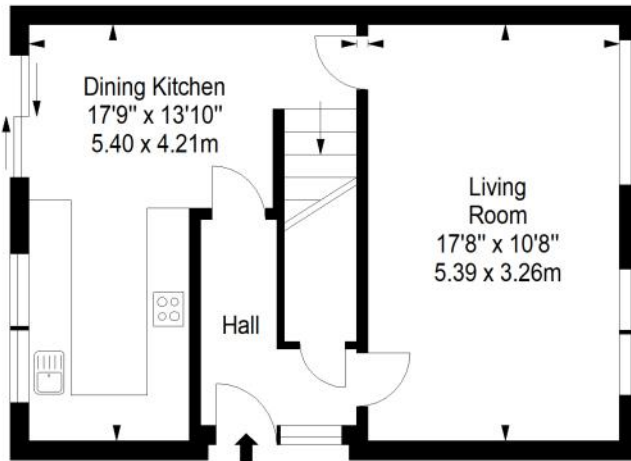
### Summer House

Approx. 7.2 sq. metres (77.5 sq. feet)



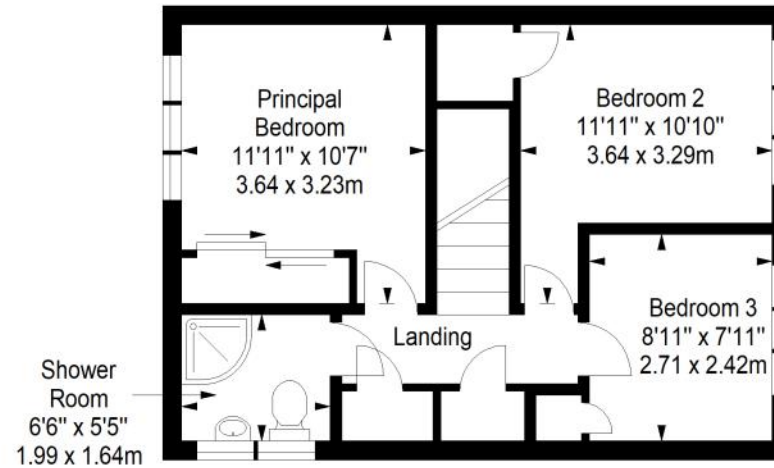
### Ground Floor

Approx. 41.8 sq. metres (450.0 sq. feet)



### First Floor

Approx. 42.2 sq. metres (454.2 sq. feet)



Total area: approx. 108.1 sq. metres (1163.6 sq. feet)



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GILSONGRAY.CO.UK

## EDINBURGH

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0131 516 5366



## GLASGOW

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G2 2HQ  
0141 530 2021



## EAST LOTHIAN

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EH39 4AG  
01620 893 481



## DUNDEE

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DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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