



Deans Properties
Deans Solicitors and Estate Agents LLP



**4 CRAIGMOUNT AVENUE
CORSTORPHINE, EH12 8EG**



EXTENDED DETACHED BUNGALOW

- Sitting Room
- Dining Room
- Conservatory
- Fitted Kitchen
- Three Double Bedrooms
- Shower Room
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Driveway & Single Garage
- EPC Band – D



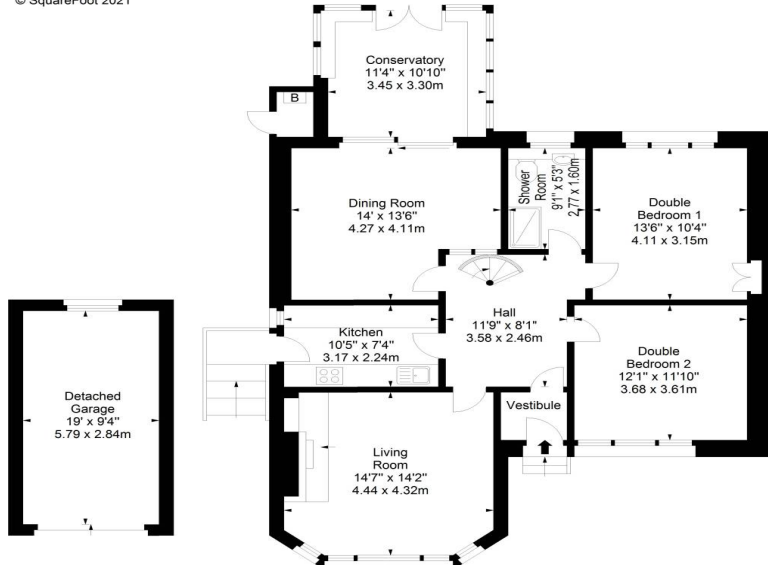
Forming part of an established residential development, this lovely extended detached bungalow is situated within the highly desirable area of Corstorphine. The property is close to excellent amenities, easy reach of Edinburgh Airport, motorway networks and the City Centre. The well laid out spacious accommodation would make an excellent family home and early viewing is recommended. The accommodation comprises; entrance vestibule, welcoming hallway, light and airy bay windowed sitting room, dining room with patio doors to conservatory providing pleasant outlook over the rear garden, fitted kitchen with door to the rear, three good sized double bedrooms (one accessed via a spiral staircase from the hallway) and modern shower room. The property benefits from attractive, established private gardens to the front and fully enclosed to the rear, driveway and single garage, gas central heating and double glazing. All fitted floor coverings, curtains and blinds will be included in the sale together with the gas hob/electric oven.



**Craigmount Avenue,
Edinburgh, EH12 8DQ**

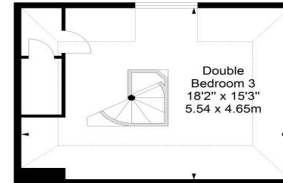


Approx. Gross Internal Area
1381 Sq Ft - 128.29 Sq M
(Including Boiler Room)
Detached Garage
Approx. Gross Internal Area
176 Sq Ft - 16.35 Sq M
For identification only. Not to scale.
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Ground Floor

Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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