



Deans Properties

Deans Solicitors and Estate Agents LLP



**11 Lennie Cottages
WEST CRAIG'S, EH12 0BB**



MID TERRACED VILLA

- Sitting Room
- Dining Room
- Kitchen
- Four Bedrooms
- Two Shower Rooms
- Gas Central Heating & Double Glazing
- Private Gardens to front & Rear
- On-Street Parking
- EPC Band – D



Situated within a semi-rural location, this beautifully presented traditional mid terraced villa is located in the sought after residential area of West Craig's. The property is close to Edinburgh Airport, the City Bypass, tramline and train station providing quick and easy access to Edinburgh. Excellent amenities are also within easy reach including the Gyle Shopping Centre and a Tesco Superstore. In move-in condition, the accommodation would make an ideal family home and early viewing is highly recommended. Welcoming entrance hallway, attractive sitting room with feature fireplace housing the wood burning stove, dining room, stylish breakfast kitchen with door to the rear garden, four delightful good sized bedrooms and two contemporary shower rooms. There are private gardens to the front and rear of the property with on-street parking. The property benefits from gas central heating and double glazing. Included in the sale are, floor coverings, washing machine, dishwasher, fridge freezer, oven, electric hob, wardrobes in master bedroom and wardrobe in single bedroom. The appliances included are sold as seen with no warranty provided.

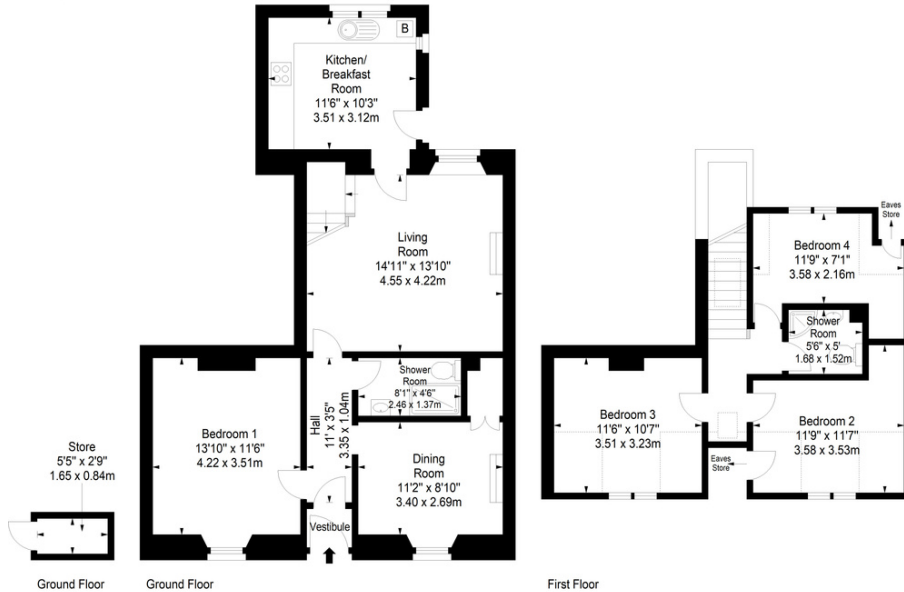




Lennie Cottages,
 Craigs Road,
 Edinburgh,
 Midlothian, EH12 0BB



Approx. Gross Internal Area
 1168 Sq Ft - 108.51 Sq M
 Store
 Approx. Gross Internal Area
 15 Sq Ft - 1.39 Sq M
 For identification only. Not to scale.
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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 any 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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0131 667 1900

mail@deansproperties.co.uk
www.deansproperties.co.uk