



2 Craigs Park
Corstorphine, EH12 8UL

Deans 
Solicitors & Estate Agents LLP



SEMI DETACHED HOUSE

- Living Room /Dining Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Private Front and Rear Gardens
- Garage
- Double Glazing & GCH
- EPC Rating – C



This well-proportioned semi-detached house is peacefully located in a courtyard setting in the desirable area of Corstorphine, close to a wide range of local amenities including shops, restaurants and cafes. There are convenient public transport links to the city centre and Edinburgh Airport and the City Bypass is also easily accessible. The accommodation comprises; welcoming hallway, dual aspect living room/dining room, separate kitchen, two double bedrooms, bedroom 2 with fitted storage and shower room. Externally, there are well-maintained private gardens to the front and rear and a garage offers convenient off-street parking. The property features double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer and washing machine. All included appliances are sold as seen with no warranty provided.



**Craigs Park,
Edinburgh,
Midlothian, EH12 8UL**



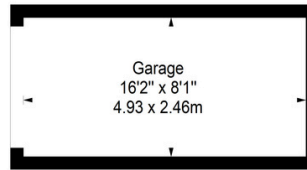
Approx. Gross Internal Area
590 Sq Ft - 54.81 Sq M

Garage

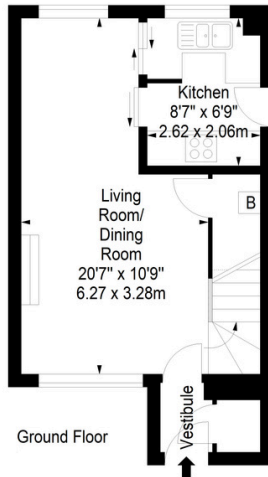
Approx. Gross Internal Area
130 Sq Ft - 12.08 Sq M

For identification only. Not to scale.

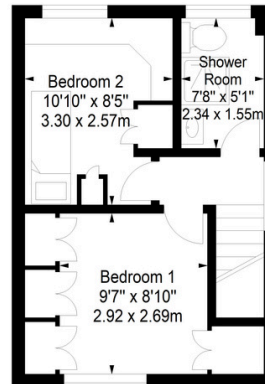
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Ground Floor



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 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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