

23 East Craigs Wynd, Corstorphine, Edinburgh, EH12 8HJ



Description

Exceptional detached home of distinction, commanding an enviable cul-de-sac setting on a sought-after mature development, catering perfectly to modern family living. Benefiting from carefully considered interior specification, which features thoughtful design elements and acute attention to detail, this energy efficient property offers a fantastic, contemporary space both inside and out, perfect for entertaining and family life. Externally there is a professionally landscaped rear garden offering a superb space for summer relaxation and outside entertaining with synthetic turf lawn, a paved patio and pergola.

- Hallway with cloak room/WC
- Spacious west-facing living room with bay windowed featuring a contemporary wall mounted electric fire
- Superbly appointed high spec kitchen incorporating a large island/breakfast bar and integrated Neff appliances
- The room is open to a dining area which can accommodate a large table and chairs and features French doors opening onto the rear garden
- Family room with adjoining utility room,
- Bay windowed master bedroom with twin fitted wardrobes and an en-suite shower room
- Three further bedrooms
- Principal shower room featuring a contemporary white suite with double walk-in shower enclosure
- Gas central heating and double glazing ensure year-round comfort and efficiency
- Partially floored attic
- Driveway

Extras

All blinds, curtains, light fittings, integrated oven, microwave, warming drawer, induction hob, dishwasher, 2 fridge freezers, washing machine, tumble dryer, 2 desks in bedrooms, projector screen with projector and amplifier, and garden shed are included.. Additional items may be available by separate negotiation.



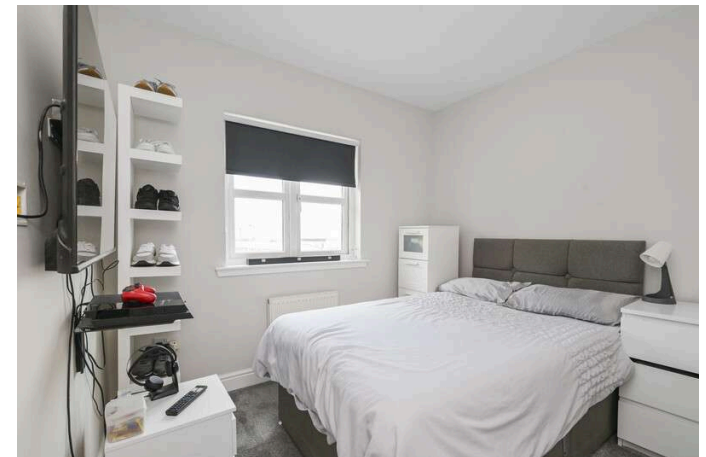
Location

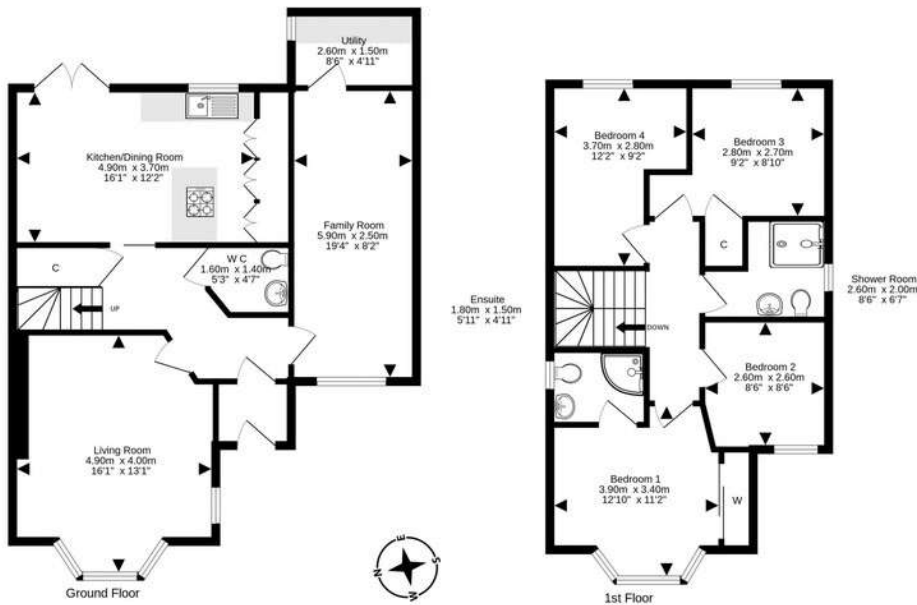
Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, Sainsbury's and Scotmid. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level, school catchment includes Corstorphine Primary School and Craigmount High School and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.

Price and Viewing

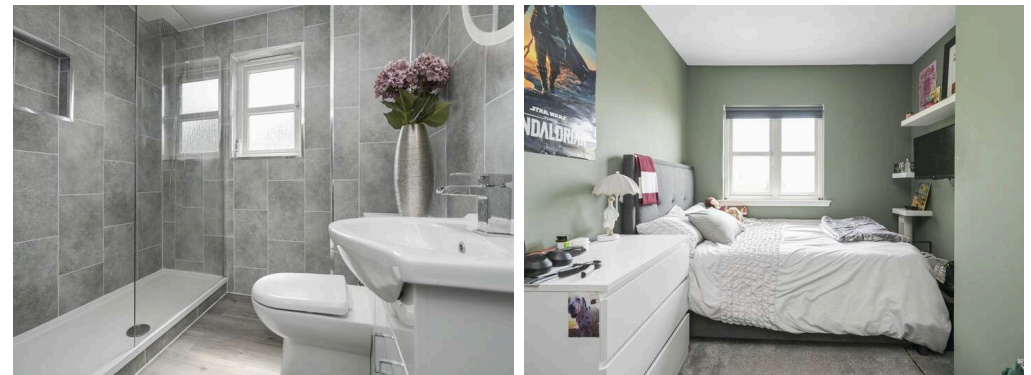
For price and viewing information or further details on this property please contact us on 0131 557 3188.

EPC Rating: C





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

