

135 Craigmount Brae, Corstorphine, Edinburgh, EH12 8XW



Description

A rare opportunity has arisen to acquire a 3 bed semi-detached villa, boasting sleek, elegant interiors, deluxe fixtures and crisp, neutral walls. Commanding an enviable corner plot setting within a mature modern development enjoying an extremely convenient location, close to a good range of amenities, reputable schooling and super transport links. Finished to a good standard throughout, this perfectly proportioned home is a natural choice for a couple or young family, and comes with the added attraction of an enclosed sunny south-facing rear garden and ample off street parking.

Features

- Dual-facing living/dining room, the hub of the home and represents a wonderful sociable space with patio doors to rear garden
- Well appointed kitchen with solid wood worktops and patio doors to garden
- Spacious double bedroom 1 with fitted wardrobes
- Two further bedrooms
- Bathroom with contemporary 3-piece white suite and shower
- Separate WC on first floor level
- Gas central heating and double glazing
- Enclosed rear garden offering an ideal space for summer relaxation and outside entertaining
- Garage store with power and light

Extras

The oven, hob, cooker hood, kitchen island, dishwasher, fridge and garden shed are included.

Factor

There is a Residents Committee in place and the vendor has confirmed this years annual payment totalled £50.00 which covers landscaping.



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 large Tesco supermarket, Lidl, Co-op, GP surgery and dental practice all within easy reach. The 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. 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.

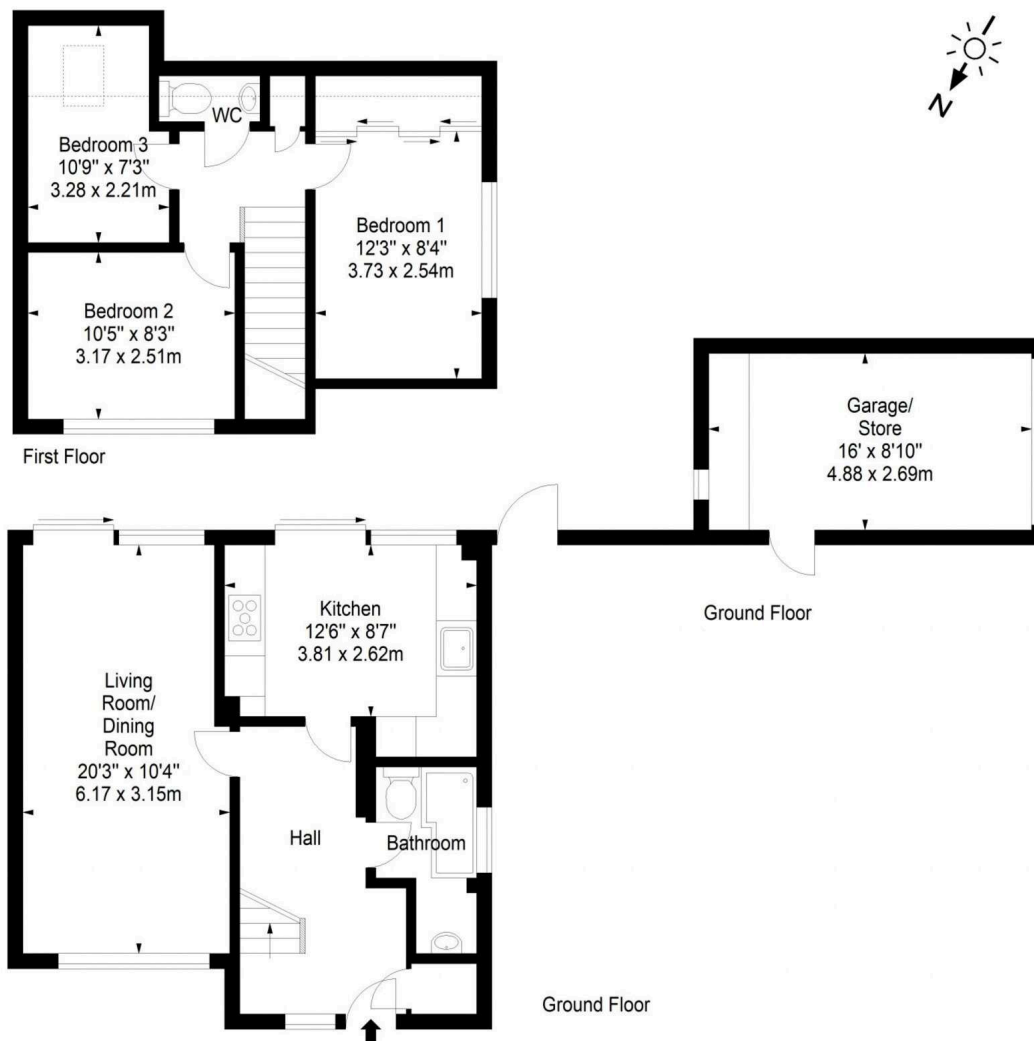
EPC Rating: C



**Craigmount Brae,
Edinburgh,
Midlothian, EH12 8XW**



Approx. Gross Internal Area
871 Sq Ft - 80.92 Sq M
Garage/ Store
Approx. Gross Internal Area
140 Sq Ft - 13.01 Sq M
For identification only. Not to scale.
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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.

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