

40 WEST CRAIGS AVENUE  
CORSTORPHINE, EDINBURGH, EH12 8LZ

CURRAN & CO  
PROPERTY





40 WEST CRAIGS AVENUE  
CORSTORPHINE, EDINBURGH, EH12 8LZ

FIXED PRICE £470,000



'Occupying an expansive corner plot, 40 West Craigs Avenue is a beautifully presented and exceptionally spacious detached house'

- Detached Family Sized House
- Living Room with Dining Area
- Breakfasting Kitchen
- Three Double Bedrooms
- Contemporary Shower Room
- Gas Central Heating & Double Glazing
- Driveway & Garage
- Expansive Front, Side & Rear Gardens



#### Description

40 West Craigs Avenue is a beautifully presented and exceptionally spacious three bedroom detached house, occupying an expansive corner plot within a quiet cul-de-sac. Set across two floors, the property boasts a drive-way, garage and sizeable wraparound gardens, allowing for the potential to extend (subject to obtaining local planning authority consent) whilst retaining ample garden space.

The family-sized accommodation comprises: entrance vestibule; hallway with under-stair storage cupboard; generously proportioned living room with gas fire with marble surround and solid wood mantle; dining area with patio doors opening to the rear garden; modern, well-equipped breakfasting kitchen with base

and wall-mounted units, integrated dishwasher, electric double oven, ceramic hob, stainless steel extractor hood and service hatch opening to the dining area; double bedroom 3 with storage cupboard; contemporary, fully-tiled shower room with walk-in glass shower enclosure, underfloor heating, heated towel-rail, fitted storage and LED mirror; carpeted stair leading to the first floor landing with access to eaves storage; double bedroom one with sizeable fitted mirrored wardrobes; and double bedroom two with storage cupboards and beautiful views as far as The Pentland Hills.

Externally there is a gated driveway leading to the garage, gravelled front garden with mature shrubbery, paved path leading to the front door and a side garden laid to lawn. The secluded rear

garden features a sizeable lawn, suntrap patio area and garden shed.

#### Extras

Extras to be included in the sale are all carpets and floorcoverings, curtains and blinds, and integrated kitchen appliances.

#### EPC Rating

The energy efficiency rating for this property is band D.

#### Council Tax

This property is subject to council tax band F.

#### Viewing

Viewing is by appointment only. Please contact our office to arrange.







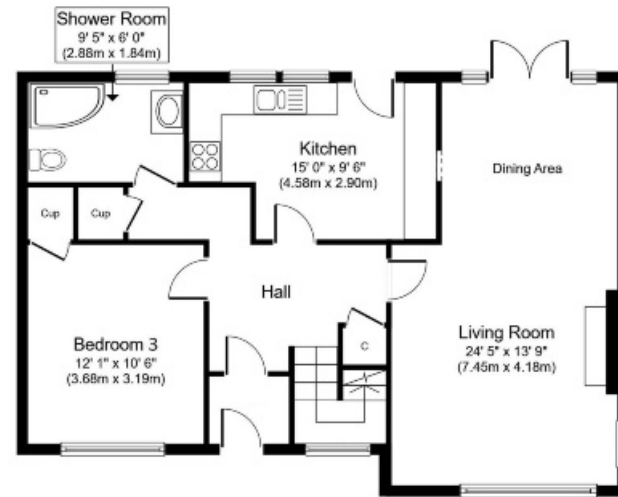
# CURRAN & CO PROPERTY

33 Roseburn Terrace  
Edinburgh  
EH12 5NQ

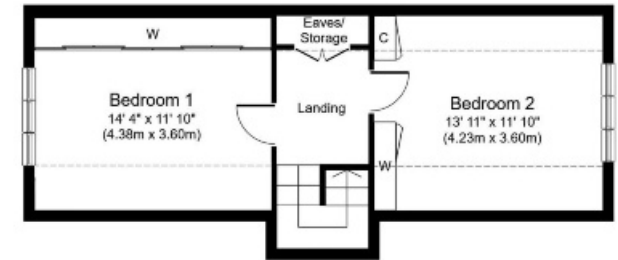
T 0131 259 9177

E [info@curranandcoproperty.co.uk](mailto:info@curranandcoproperty.co.uk)

W [www.curranandcoproperty.co.uk](http://www.curranandcoproperty.co.uk)



**Ground Floor**  
Approximate Floor Area  
817 sq. ft.  
(75.9 sq. m.)



**First Floor**  
Approximate Floor Area  
420 sq. ft.  
(39.1 sq. m.)

### Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are approximate and are generally taken from the widest point.