

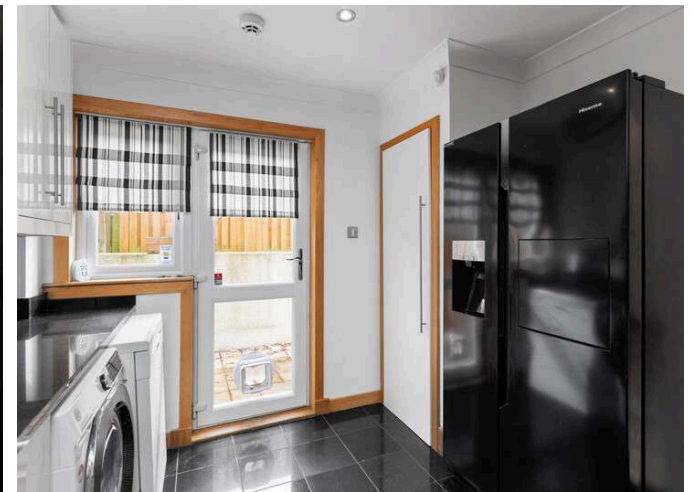


18 Craigmount Avenue
Edinburgh, EH12 8DX

A

"18 Craigmount Avenue is a stunning, immaculately presented terraced villa with private garden, driveway and garage"

- ENTRANCE VESTIBULE
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE
- FRONT & REAR GARDENS
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS



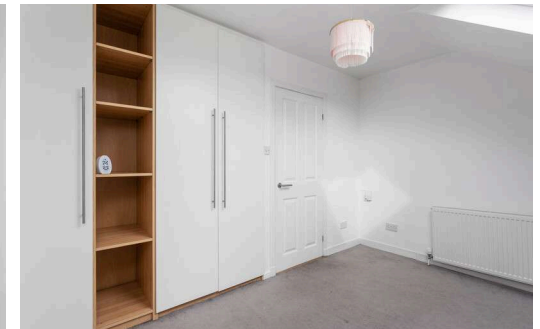


LOCATION

The subjects are located in the highly regarded Corstorphine area of Edinburgh, which lies to the north of the City Centre. Corstorphine enjoys a close knit community spirit, with a superb range of shopping outlets to be found in Corstorphine Village itself. Further shops can be found at the Gyle Complex, with Hermiston Gait just a little further afield. Leisurewise the choice is excellent and includes a number of bars and restaurants, a health and sports club and a number of organisations to cater for both adults and children alike. Schooling is well represented from nursery to senior level, whilst for the professional sector the Edinburgh Business Park and Royal Bank of Scotland Headquarters at Gogar are closeby. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach. For those seeking alternative methods of transport South Gyle and Haymarket railway stations are both easily accessible, with Edinburgh Airport just a short drive away.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



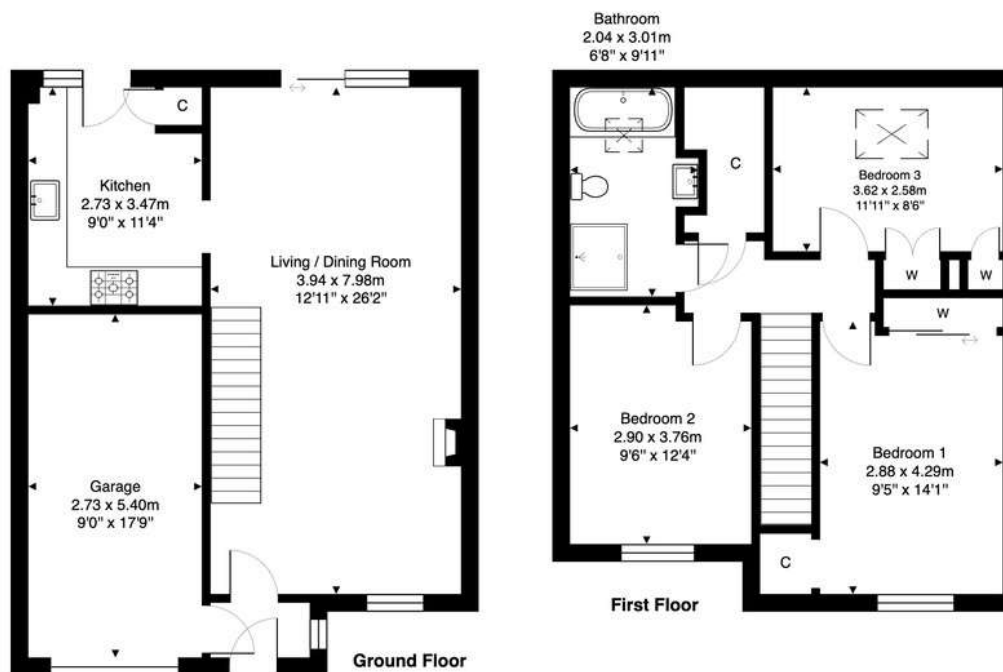
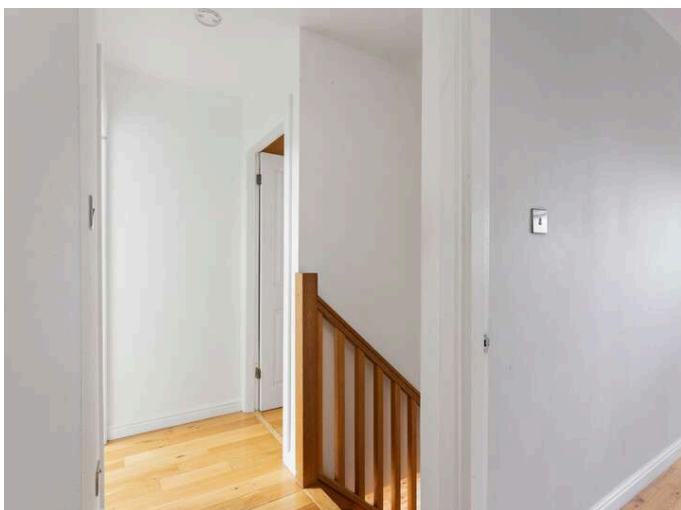
DESCRIPTION

18 Craigmount Avenue is a stunning, immaculately presented terraced villa with private garden, driveway and garage, situated within a quiet Corstorphine locale. Presented to the market in move-in condition, early viewing is highly recommended. The accommodation comprises: welcoming entrance vestibule leading to a generously proportioned, dual-aspect lounge/dining with solid hardwood flooring, fabulous insert fireplace and patio doors to enclosed rear garden; modern fitted kitchen with granite worktops and flooring with door also providing access to the rear; front facing double bedroom 1 with built-in storage; front facing double bedroom 2; rear facing double bedroom 3 and a contemporary fully tiled bathroom with jacuzzi style bath and separate shower cubicle. Further benefits include gas central heating, double glazing and ample storage throughout. Externally, to the front lies an attractive area of garden together with driveway providing off-street parking and leads to the integrated single garage. To the rear, there is a secluded, well maintained and fully enclosed private garden which is mainly laid with patio for ease of maintenance.

EPC RATING

The energy efficiency rating for this property is band C

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



18 Craigmount Avenue, Edinburgh, EH12 8DX
 Total Area: 94.9 m² ... 1022 ft² (excluding garage)
 All measurements are approximate and for display purposes only.



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