










Offers Over  
**£475,000**

## 28 Craigmount Loan

Corstorphine | Edinburgh | EH12 8DJ

Neilsons are delighted to offer on to the market this exceptionally appealing detached bungalow, located on a peaceful and established residential street, within the desirable Corstorphine area of the capital. The property has superb potential to extend up into a generous floored attic (subject to consents), boasts a beautiful mature garden to the rear and offers well-presented and flexible accommodation, perfect for the growing family and downsizer alike.

-  3 bedroom
-  2 public room
-  1 bathroom
-  Driveway and garage
-  Private front and rear gardens
-  EPC rating – E
-  Council tax band- G



## Description

The internal space briefly comprises: entrance vestibule leading in to the main hallway which has a built-in storage cupboard and a ceiling hatch leading to the attic space, bright and spacious dual facing reception room, with carpeted floor, coving to ceiling and attractive focal fireplace, versatile dining/family room with sliding doors leading directly out to the rear garden, kitchen which has been fitted with a good assortment of wood fronted base and wall mounted units, with coordinated worktops, tiling to floor/splash areas, and a selection of built-in appliances, generously sized principal bedroom quietly located to the rear and enjoying a lovely leafy outlook, two further double bedrooms, and bathroom with contemporary three piece white suite, heated rail, splash screen and over-bath mains shower.



## Extras

All light fittings, fitted carpets, blinds, curtain poles, white goods and integrated appliances will be included in the sale.

## Gardens, Garage & Driveway

To the front of the property there is an area of low maintenance garden ground comprising, lawn, shrubs and small trees. A monobloc drive leads to a single garage to provide excellent off-street parking. Undoubtedly a standout feature of this fabulous property is the magnificent private garden located to the rear. Set against a backdrop of beautiful mature trees and a small, now almost completely dry stream, the garden is well tended and features areas of stone patio, lawn, hedgerow and a variety of bushes and shrubs. The green house will also be included in the sale.

## Viewing

By appointment through Neilsons (0131 625 2222).





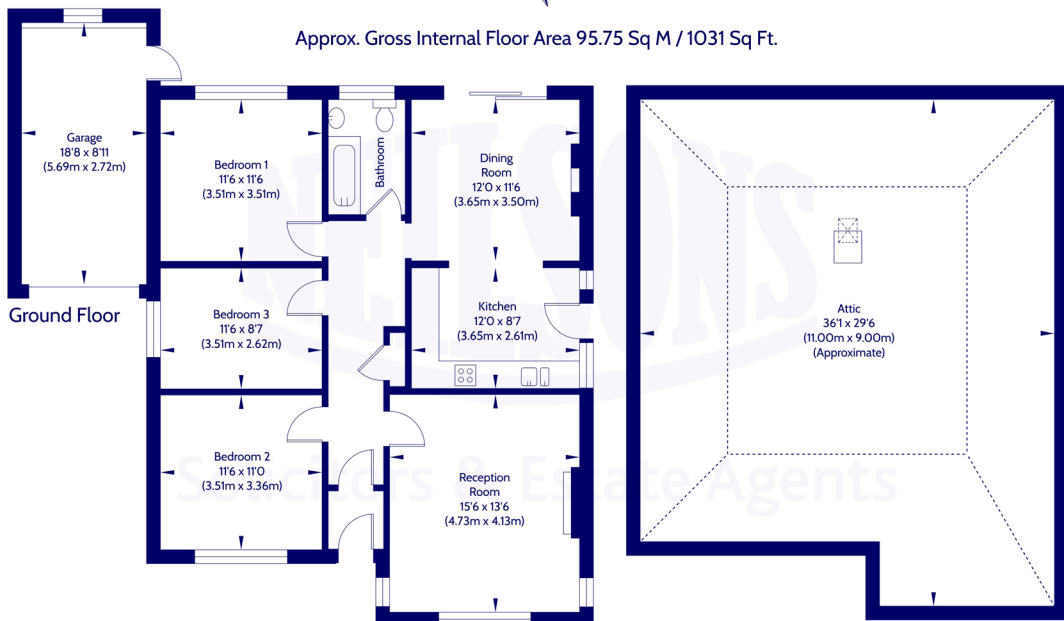
## Location

Craigmount Loan forms part of an established residential area close to a variety of local retailers serving everyday needs, including cafes, boutique shops, a butcher and a Scotmid. In addition, there is a Tesco Extra supermarket and Lidl close at hand together with the Gyle Shopping Centre just a short drive away. The city centre and surrounding areas are easily accessible by means of frequent public transport together with road links to the City Bypass, M8/M9, the Forth Road Bridge and Edinburgh International Airport. Leisure and recreational opportunities include the Drum Brae Leisure Centre, local golf courses, a David Lloyd and 24hr gym.





Approx. Gross Internal Floor Area 95.75 Sq M / 1031 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

