










Offers Over

£375,000

18 West Craigs Crescent

Corstorphine | Edinburgh | EH12 8NB

Neilsons are delighted to offer on to the market this exceptionally appealing semi detached bungalow, situated on a desirable residential street and enjoying a superb location in the popular Corstorphine area of the capital. The property has been thoughtfully extended, is beautifully presented throughout and offers well-proportioned and flexible accommodation, well suited to the growing family.

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



Description

The internal space is accessed via an entrance vestibule into the main hallway and briefly comprises: bay fronted reception room/second bedroom with beautiful parquet flooring, tasteful modern décor and coving to ceiling, kitchen fitted with an excellent assortment of base and wall mounted units, with wipe-clean worktops, tiling to splash areas and a range of integrated appliances, sun room/utility with sliding doors leading directly out to the rear garden, versatile dining/additional reception which is currently being used as a home office and has stairs off leading to the upper level, further downstairs double bedroom, and tiled family bathroom with white three piece suite, splash screen and over-bath electric shower.

The first floor consists of a generously proportioned, dual facing principal bedroom with fitted wardrobes, a large walk-in wardrobe and stylish contemporary shower room, with under floor heating, attractive wall/floor tiling and walk-in shower enclosure.



Extras

All floor coverings, fitted carpets, white goods and integrated appliances will be included.

Gardens, Garage & Driveway

To the front of the house there is an area of well-kept lawn, with well stocked shrub and flower beds and a beautiful mature tree. A driveway and garage provide excellent off-street parking/overspill storage. To the rear of the house is a generously sized private garden which comprises lawn, paved patio and a variety of bushes and shrubs.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

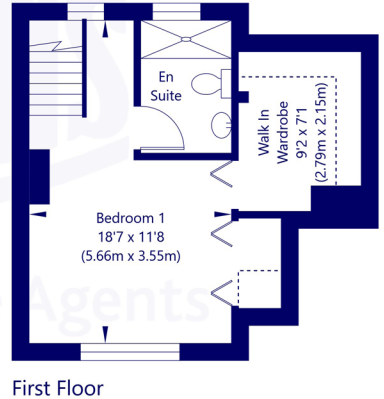
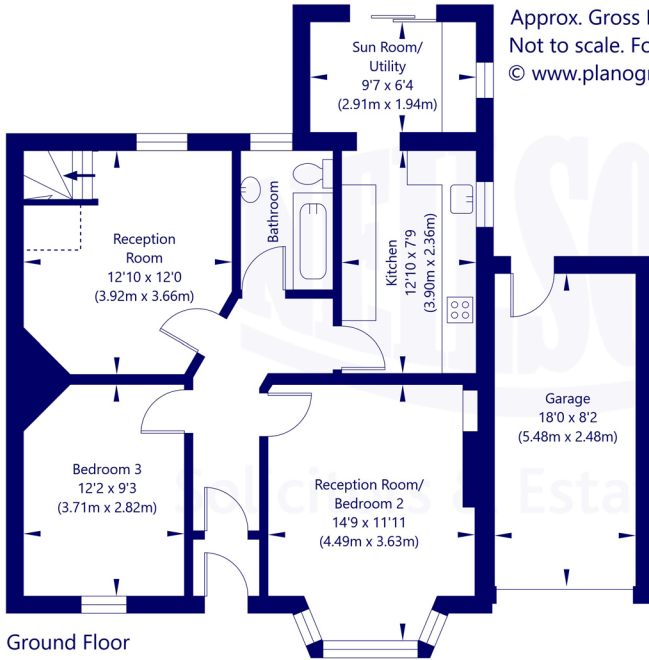
West Craigs Crescent forms part of an established residential area close to a variety of local retailers serving everyday needs, including cafes, boutique shops, a butcher and a Scotmid. In addition, there is a Tesco Extra supermarket and Lidl close at hand together with the Gyle Shopping Centre just a fifteen-minute (approx.) walk/ 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, Cramond Meadows, local golf courses, a David Lloyd and 24hr gym. Schooling at all levels is well catered for and there is a nursery located at the end of the street.



Approx. Gross Internal Area 99.75 Sq M / 1073 Sq Ft.

Not to scale. For identification only.

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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.



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