










Offers Over  
**£325,000**

## 113 Craigmount Brae

Corstorphine | Edinburgh | EH12 8XN

This delightful semi-detached house on a large plot with private gardens is peacefully located in a quiet cul-de-sac in the ever-popular district of Corstorphine. Located close to many local amenities and commuting links, The property offers a wonderfully spacious and flexible living space which would be perfectly suited to the growing family and those working from home on a more permanent basis.

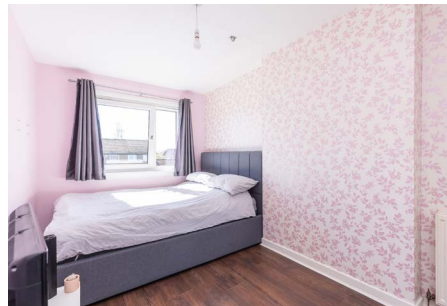
-  4 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



## Description

The internal accommodation is spacious and briefly compromises; welcoming entrance hallway; large reception room with a front aspect over the quiet cul-de-sac and benefitting from wooden floors and feature fireplace; to the rear of the property is a family friendly dining kitchen with gloss white wall and base units, contemporary contrasting splash back tiling and rear garden access; on the lower level is a good size double bedroom with double doors to the rear garden, this could be an ideal space for home office or child's playroom and features under stair storage; to the upper level is a spacious principal bedroom with a front facing aspect with a sunny southernly view and large built in wardrobes; two further well proportioned double bedrooms; family shower room with a white two piece suite and glass corner shower cubicle with full height tiling; on the lower level is a further bathroom with a white three piece suite and half height tiling.

*Please note that the property is now unfurnished for viewings.*



## Extras

The property shall be sold with all fixtures, fittings, floor coverings and integrated appliances.

## Gardens & Driveway

The house benefits from a private monoblocked drive providing ample off street parking with further unrestricted visitors parking also available. The delightful private gardens are a particular feature of this home with the rear garden being predominantly laid to lawn with decking directly access from the rear doors.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

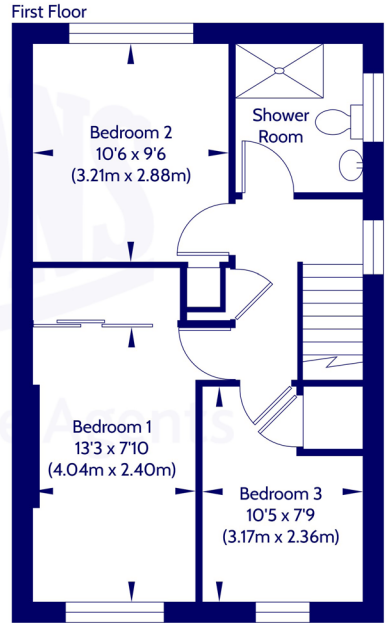
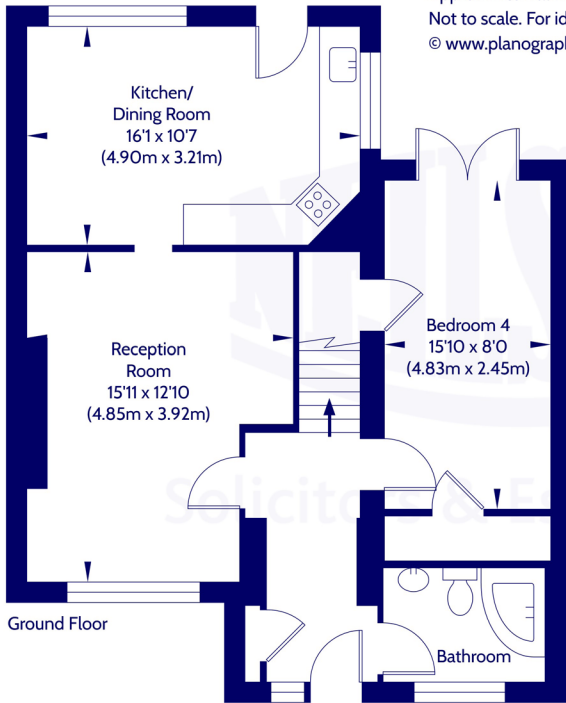
The property is located in the highly sought after Corstorphine area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre. Excellent shopping facilities can be found close by which include a 24-hour Tesco along with a good selection of local shops, banks, beauty salons and restaurants. The property is also conveniently positioned to take advantage of the excellent commuter links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. A frequent bus service provides quick and easy access into the City Centre, Edinburgh Airport and surrounding areas.



Approx. Internal Area 102.78 Sq M / 1107 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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