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Offers Over

**£650,000**

# 18 Craigs Crescent

Corstorphine | Edinburgh | EH12 8HT

Enjoying a superb location within easy walking distance of the amenities of ever-popular Corstorphine is this substantial detached bungalow. Set within large private gardens and offering beautifully proportioned accommodation over two floors, the property has been extended to provide spacious and flexible accommodation, with planning permission in place for further extension if desired.

-  6 Bedrooms
-  2 Reception Rooms
-  2 Bathrooms
-  Private gardens
-  Double garage Driveway
-  EPC Rating – D
-  Council Tax Band – G



## Description

The property is in good decorative order and is offered for sale in move-in condition with the accommodation briefly comprising: entrance vestibule and central hallway, bay windowed dual aspect reception room with period style fireplace and shelved alcove, bright sunroom/dining room with French doors to the garden, generous kitchen with ample space for dining, fitted with a superb range of oak shaker style wall and base units with integrated eye-level double oven, 5-burner hob and chimney style cooker hood. Rear hallway/ boot room, guest cloakroom/WC. There are three large double bedrooms to the ground floor, one with bay window to the front and ample built-in wardrobe space, the second to the rear (currently in use as a large home office) and the third to the side, ideal as an additional reception room if desired and also featuring ample built-in storage. A family bathroom with three piece suite and over bath shower completes the ground floor accommodation. Stairs from the hallway lead to the upper landing which has built-in storage also housing the recently installed combi boiler. There are three further bedrooms, with the rooms to the front of the house enjoying views towards the Pentland Hills, and there is a shower room with modern white suite. Benefits on offer include full double glazing and gas central heating.





## Extras

The integrated kitchen appliances along with the fridge freezer, dishwasher, washing machine and tumble drier are to be included in the sale as are all carpets and floor coverings, light fittings, curtains and window blinds.

## Gardens, Garage and Driveway

The property boasts fantastic sized gardens to the front, side and rear. The front garden provides a welcoming and attractive entrance to the property, setting it back from the street with low-maintenance pebble chipped and paved areas and mature shrubs bordering a central pathway leading to the front door. The wonderful, mature rear garden is predominantly laid to lawn with mature trees, patio & pebble chipped areas and well-stocked flower and shrub borders. There are raised beds, ideal for growing fruit and veg and a greenhouse with power and water supply. A door gives pedestrian access to the garage and a gate gives access to the driveway. There is a superb detached double garage with two electric up and over doors, power and light which has recently been re-roofed and fully insulated to offer ideal hobby space along with excellent storage, it could be a perfect home gym, games room or office space. A driveway leading to the garage provides ample off-street parking for at least three cars, with further unrestricted on-street parking also available.



## Viewing

Please contact Neilsons on 0131 625 2222





## Location

The property is located in a peaceful residential area in the ever-popular suburb of Corstorphine, which lies to the west of Edinburgh city centre. Many local shops and services are on hand within easy walking distance of the property, including Tesco and Lidl supermarkets. Close by, The Gyle Shopping Centre and Hermiston Gait offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 162.9 Sq M / 1753 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. 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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