










Offers Over
£145,000

102 Craigmount Brae

Corstorphine | Edinburgh | EH12 8XN

A main door upper villa, quietly situated in the popular residential district of Corstorphine, close to local amenities and transport links. Now in need of upgrading and modernisation, the property offers great potential and has the added benefit of a private garden and garage.

-  1 public room
-  1 bedroom
-  1 bathroom
-  Private rear garden
-  Garage & driveway
- EH & DG
-  EPC rating – F
-  Council tax band - C



Description

From a main front door, steps lead up to the first floor and the accommodation briefly comprises entrance hallway with storage cupboard, lounge/dining room, fitted kitchen with a range of units, bedroom with built in wardrobe and bathroom with shower over bath. There is also a partially floored attic.

The property further benefits from electric heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale.

Gardens and Parking

There is a private garden to the rear plus a communal garden area. The property has a detached garage and driveway providing off street parking.

Viewing

By appointment through Neilsons (0131 625 2222).



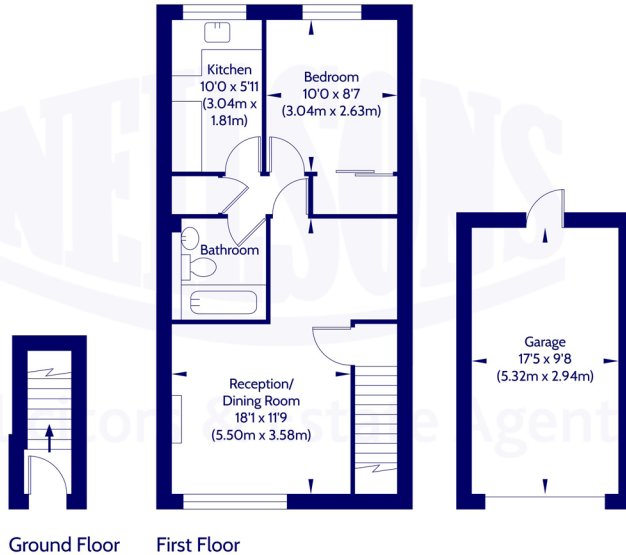


Location

Craigmount Brae is a peaceful residential cul-de-sac in the ever-popular suburb of Corstorphine, to the west of Edinburgh City Centre. A wealth of local shops and services can be found within easy walking distance of the property and Corstorphine offers a wide choice of larger shops and supermarkets along with a good choice of cafes, pubs and restaurants. Further shopping can be found nearby at the Gyle Centre with a large Marks & Spencer and a variety of high street named stores. Excellent local bus services provide swift and regular access to the city centre and surrounding areas, and by car, the city bypass, Central motorway network and Edinburgh International Airport are all within easy reach. Recreational facilities in the area are abound with Drum Brae & David Lloyd leisure centres and the Cammo Estate and Corstorphine Hill offering outdoor pursuits.



Approx. Gross Internal Floor Area 43.6 Sq M / 469 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

☎ 0131 625 2222

💻 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

