










Fixed Price

£140,000

20 Craigievar Square

Corstorphine | Edinburgh | EH12 8YP

This appealing main door ground floor flat forms part of an established residential development, quietly tucked away on a peaceful cul-de-sac, in Edinburgh's popular Corstorphine area.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Allocated parking space
-  Private gardens
-  EPC rating – E
-  Council tax band - B



Description

The property benefits from an allocated parking space, private rear garden and would make a superb starter home or buy-to-let investment. The accommodation briefly comprises: west facing reception room with laminate flooring, built-in storage and a bright west facing aspect, modern kitchen fitted with a variety of white fronted units, with contrasting wipe-clean worktops, storage cupboard and a variety of built-in appliances, double bedroom overlooking the rear garden, and tiled shower room with two piece white suite and shower enclosure. The property further benefits from double glazing and electric wall heaters.

This property has been subject to virtual staging in the lounge and bedroom. It should be noted that these rooms are currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All floor coverings, light fittings, blinds, white goods and integrated appliances will be included.

Gardens and Parking

There is a good sized area of lawned garden to the rear of the property and the property benefits from its own allocated parking space.

Viewing

By appointment through Neilsons (0131 625 2222).





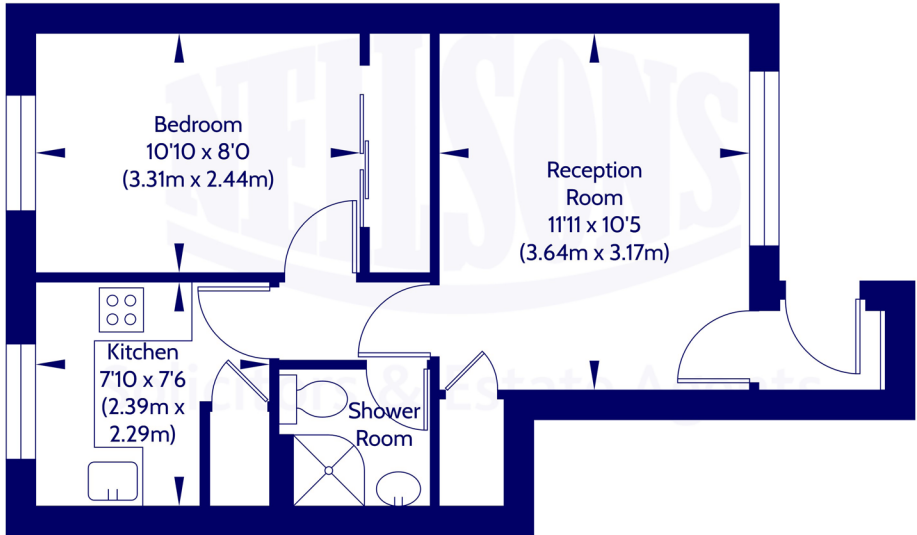
Location

The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are on hand together with the Gyle shopping Centre housing many high street named shops and services. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible. The property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/ M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city Centre. Reputable schooling from nursery to senior levels are within proximity of the property with further education at Edinburgh College and Heriot Watt University all within easy reach. Leisure and recreational facilities include the close at hand David Lloyd and Drum Brae leisure centres together with Corstorphine Hill, Edinburgh Zoo and BT Murrayfield Stadium.



Approx. Gross Internal Floor Area 33.38 Sq M / 359 Sq Ft.

Ground Floor



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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