










Offers Over
£210,000

12 Craigs Drive

Corstorphine | Edinburgh | EH12 8UW

Quietly situated in an attractive and peaceful courtyard setting in the popular residential area of Corstorphine, is this immaculately presented semi-detached bungalow. Having been extensively upgraded by the present owner, the property offers modern interiors with the added benefit of private gardens plus a garage, and will particularly appeal to first time buyers and professionals, with viewing highly recommended.

-  2 bedrooms
-  1 public room
-  1 shower room
-  Front and rear gardens
-  Garage
-  EPC rating – D
-  Council tax band- C



Description

In true move in condition, the property briefly comprises of a welcoming hallway, a bright lounge with a full length window and shelved storage cupboard, open plan to a recently fitted kitchen with sleek wall and base units with co-ordinated worktops and a window to the rear garden, two bedrooms and a stylish shower room with walk in cubicle and overhead rainfall shower.

The property further benefits from gas central heating (with a new boiler and radiators having been fitted in 2023), double glazing and recently upgraded electrics.



Extras

All fixtures and fittings are included in the sale along with the gas hob and electric oven, fridge/freezer and washing machine.

Gardens & Garage

A neat front garden with path welcomes you to the property and to the rear is an enclosed private garden, laid to lawn with a patio area, offering a lovely space for outdoor dining in the warmer months. There is a single garage which forms part of a terrace of garages and ample on street parking is available.

Factoring

The common areas around the development are factored by James Gibb at an approximate cost of £60 -80 per annum. The owners of the properties surrounding the private courtyard have this maintained by a private company at a cost of approximately £80 per annum.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

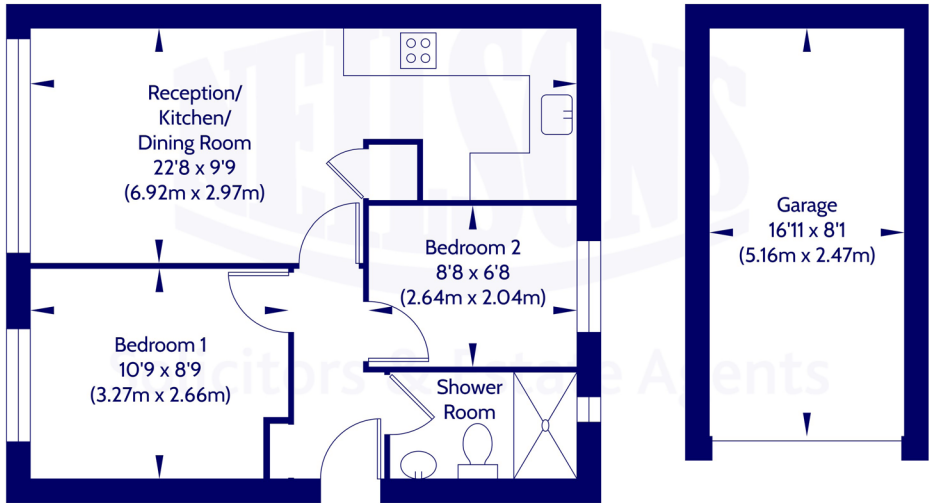
Craigs Drive is in the desirable residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith 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 39.41 Sq M / 424 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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