










Offers Over  
**£515,000**

## 21 Craigs Crescent

Corstorphine | Edinburgh | EH12 8HT

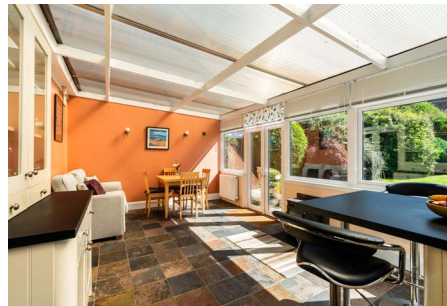
A well presented detached, extended bungalow quietly situated in the popular district of Corstorphine to the west of the City Centre. Located close to excellent local amenities and transport links, this property offers well proportioned accommodation coupled with lovely mature gardens and would make an ideal family home with viewing being highly recommended.

-  3 bedrooms
-  2 public rooms
-  1 shower room
-  Front and rear gardens
-  Garage and driveway
-  EPC rating – D
-  Council tax band- F



## Description

You enter an entrance vestibule which leads you into a welcoming hallway with storage cupboard. There is an elegant lounge with an open fire and fireplace, and glazed doors leading you into the fantastic family/dining/kitchen area which has a pleasant outlook over the garden and offers a great space for cooking and socialising. The kitchen (which can also be accessed from the hall) has a range of wall and base units with co-ordinated worktops, plus there is a breakfast bar, gas fire and double glazed doors to the garden. The principal bedroom is situated to the front of the property and has a useful walk in wardrobe, there are two further double bedrooms, one of which is currently used as a study, and a fully tiled shower room with walk in cubicle with overhead rainfall shower. A floored attic with velux window is accessed via a Ramsay ladder and offers the potential for conversion subject to the necessary planning permissions.



The property further benefits from gas central heating with a Hive heating system (and a new boiler having been fitted in November 2023) and double glazing. The shower room was installed in 2022.

## Extras

All fixtures and fittings are included in the sale along with the 8 ring gas hob and double oven, fridge/freezer, dishwasher, washing machine, freestanding wardrobe in bedroom two and garden shed. Other items of furniture may be available by separate negotiation.

## Gardens & Garage

A well stocked front garden with gate and path welcomes you to the property and to the rear is a delightful, established south facing garden, mainly laid to lawn with a patio area offering a great space for outdoor dining in the warmer months and a safe place for children and pets to play. There is a single garage with power and light, and a driveway provides off street parking, with unrestricted on street parking also available.

## Viewing

By appointment through Neilsons (0131 625 2222).





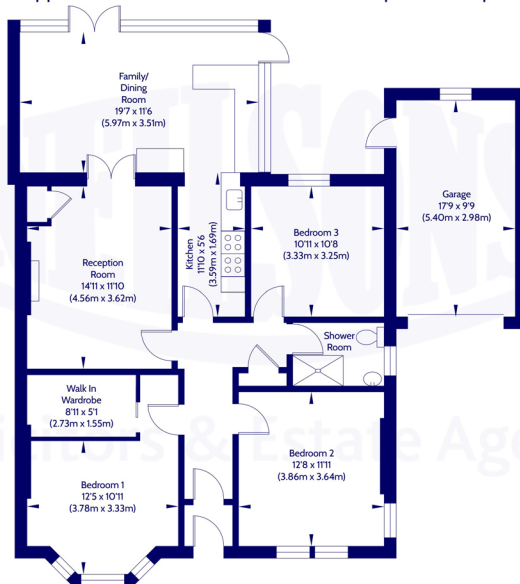
## Location

Craigs Crescent 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 and Lidl 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 105.47 Sq M / 1135 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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**Head Office**  
138 St John's Road  
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