










Offers Over

£350,000

116 Craigmount Avenue North

Corstorphine | Edinburgh | EH4 8HJ

Neilsons are delighted to present to market this rarely available four bedroom semi-detached family home positioned within a peaceful sought-after street in Corstorphine. Boasting a garage and private gardens while being close to excellent amenities and commuting links, this property makes for an ideal family home.

-  4 beds
-  2 public
-  1 bathroom & 1 WC
-  Private front and rear gardens
-  Garage and driveway
-  EPC Band - D
-  Council Tax Band - E



Description

Internally, the property is in move-in condition while briefly comprising of; welcoming entrance hallway with excellent storage provisions, bright and spacious lounge/diner with floor-to-ceiling windows allowing for lots of natural light and a quiet leafy outlook, fully-fitted kitchen with glossy white units, a contrasting dark worktop, a range of integrated white goods and paneling in splash areas, home office space allowing optional use as a single bedroom, two-piece W/C, landing with a cupboard housing the boiler, three good sized double bedrooms, two of which with integrated storage space while all offer ample room for freestanding furniture and different configurations, fourth double bedroom at attic level with a Velux window and eaves access for further storage, and a partially-tiled bathroom suite with an over-bath shower.

The property also benefits from an intruder alarm system, gas central heating and a mixture of single and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated 5-gas hob, oven, extractor hood, fridge-freezer and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

There are well-maintained private front and rear gardens for residents to enjoy. The secluded and leafy rear garden is laid mostly to lawn with a separate patio area and outdoor tap. For the car owner, there is a single garage and a driveway for secure off-street parking while there is more than ample on-street free parking available for further residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222..





Location

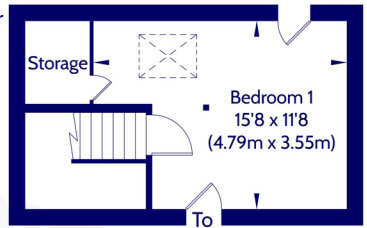
The property is in the ever-popular residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a 24hours Tesco's supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait offers a wider range of high street named stores. 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.



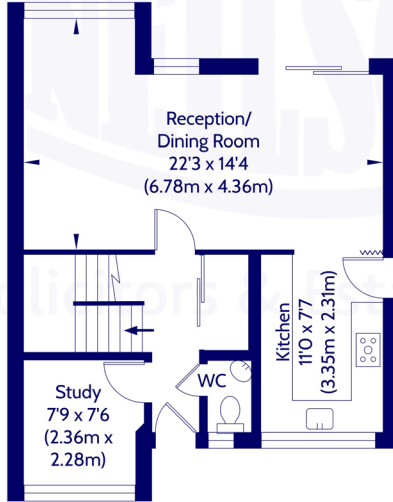
Approx. Internal Area 119.69 Sq M / 1288 Sq Ft.
Not to scale. For identification only.
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Second Floor



Ground Floor

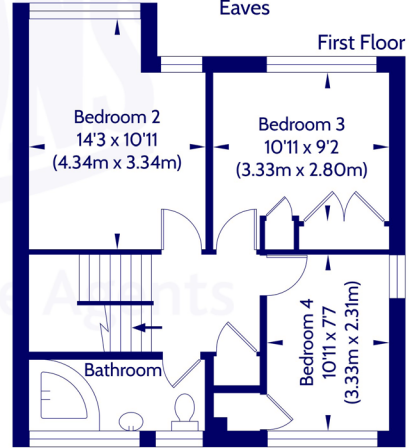


Ground Floor



Eaves

First Floor



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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