



Solicitors & Estate Agents










Fixed Price

**£520,000**

## 19 East Craigs Wynd

Corstorphine | Edinburgh | EH12 8HJ

Enjoying stunning open views of the Edinburgh city skyline, this bright detached house offers excellent family accommodation in a highly sought-after location close to highly regarded schools, superb local amenities and excellent transport links.

-  4 Bedrooms
-  1 Reception Room
-  2 Bathrooms
-  Private gardens
-  Garage and Driveway
-  EPC Rating – C
-  Council Tax Band – G



## Description

This attractively presented home is offered to the market in move-in condition and offers well-proportioned accommodation over two floors, with scope for extension subject to the usual planning and consents. Benefitting from a peaceful location within an attractive residential cul-de-sac, the property enjoys an enviable position with clear open views. The front door opens to a welcoming hallway with window to the side of the property and guest cloakroom/WC. There is attractive hardwood flooring which continues throughout the reception room. The impressive dual aspect reception room has a bay window to the front of the house with feature fireplace housing an electric flame effect fire. The sociable heart of the home is the superb open plan kitchen/dining room which overlooks the garden with patio doors giving direct access. The kitchen area is fitted with a good range of wall and base units with integrated double oven, hob, cooker hood and fridge freezer, leaving ample space for a dining table and chairs and a home office area. Upstairs there are four good sized bedrooms, with the principal bedroom to the front enjoying stunning views with double built-in wardrobes and an en-suite shower room. A family bathroom with white suite and shower attachment completes the accommodation.



## Extras

The integrated kitchen appliances, fitted floor coverings and rolling blinds are to be included in the sale as is the garden hut/summer house.

## Gardens, Garage and Summer House

The property benefits from attractively landscaped gardens to both the front and rear. The front garden has artificial grass with mature shrubs, a pathway to the front door and a driveway to the side, leading to the garage and offering off-street parking for three vehicles, with additional unrestricted parking available for visitors. The rear garden has been beautifully landscaped for ease of maintenance with artificial lawn, patio and pebble chipped areas with a large summer house included in the sale, which could be converted for use as a home office space. A gate to the side of the house gives convenient access back to the front. The single garage is to the side of the house and has an up and over door, power and light, it has a pitched roof, offering high level storage space and there is scope to convert the garage to further living accommodation subject to the usual consents.

## Viewing

Please contact Neilsons on 0131 625 2222







## Location

The property is located in a peaceful residential area in the ever-popular suburb of Corstorphine, which lies to the west of Edinburgh city centre. Many local shops and services are on hand within easy walking distance of the property, including Tesco and Lidl supermarkets. Close by, 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 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 105.88 Sq M / 1140 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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