










Offers Over

**£540,000**

## 11 Craigs Avenue

Corstorphine | Edinburgh | EH12 8HR

A rare opportunity has arisen to purchase this bright detached bungalow with large rear garden, which benefits from a south facing elevated aspect with views to the Pentlands Hills. Close to excellent local amenities and transport links, the property offers great potential for further improvements and development of the large attic (subject to the necessary permissions), and viewing is highly recommended.

-  3 bedrooms
-  2 public rooms
-  1 bathroom plus WC
-  Front and rear gardens
-  Garage and driveway
-  EPC rating – E
-  Council tax band- G



## Description

The accommodation is well proportioned and you enter into a welcoming hallway with two storage cupboards. The lounge is located to the rear and has a bay window offering open views, a gas fire and fireplace, and a door with steps leading to the garden. A dining room with bay window is located to the front of the property and could also be used as a fourth bedroom. The dining kitchen is bright with a triple window, wall and base units and a handy utility room and WC off, with a door to the side. There are three double bedrooms, with the principal having a bay window with window seat and built in wardrobes, and there is a bathroom with a four piece suite including a bath and separate shower cubicle. A fixed stair leads to a large floored attic with a dormer window, power and light, and a door to the rear of the property leads to a fantastic cellar space which extends under the whole property.

The property further benefits from gas central heating and double glazing.



## Extras

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

## Gardens & Garage

A neat front garden with gate and path welcomes you to the property and to the rear is a delightful, established south facing garden, tree lined and 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 water, and a driveway provides off street parking, with unrestricted on street parking also available.

## Viewing

By appointment through Neilsons (0131 625 2222).





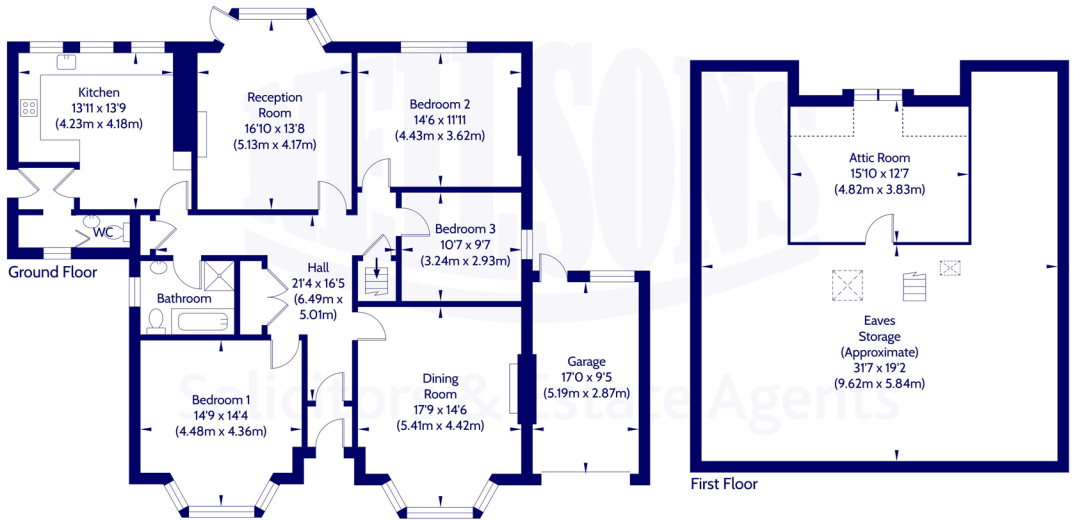
## Location

Craigs Avenue 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 140.59 Sq M / 1513 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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