










Offers Over

£275,000

88 Craigs Park

Corstorphine | Edinburgh | EH12 8UN

Neilsons are delighted to offer to market this beautifully presented three bedroom semi-detached villa, quietly positioned within a sought after pocket of Corstorphine. Boasting lovely private gardens and a lock-up garage while being situated close to fantastic amenities and transport links, the property will undoubtedly appeal to first-time buyers, professionals and growing families.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Garage
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band – E



Description

In brief the accommodation comprises; welcoming entrance vestibule with under stair storage, light and airy reception room with fireplace, spacious dining/kitchen with appliances and doors accessing rear garden, two well proportioned double bedrooms with fitted wardrobes, good sized third bedroom with fitted cupboard and bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating, double glazing and floored attic.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, fridge/freezer, washing machine and dishwasher.

Gardens & Garage

There is a well maintained garden to the front and side, laid with paving and flower beds. To the rear there is a fully enclosed and paved garden for ease of maintenance, creating the perfect place for children to play and for outside dining/relaxing. There is a lock-up garage at the back of the property offering useful off-street parking and further storage.

Viewing

By appointment through Neilsons 0131 625 2222.





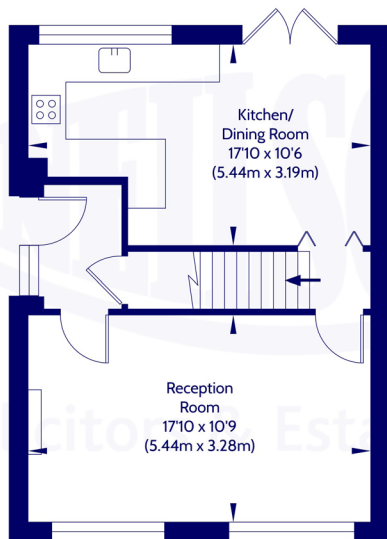
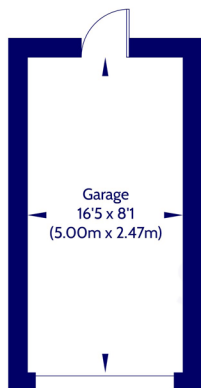
Location

The property is located 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 superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park 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.

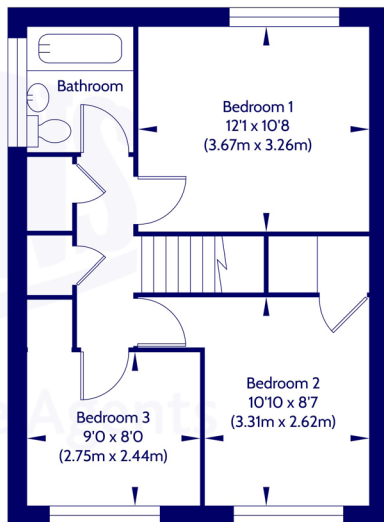




Approx. Gross Internal Floor Area 82.09 Sq M / 883 Sq Ft.



Ground Floor



First 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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