










Offers Over

**£175,000**

## 19/4 West Craigs Crescent

Corstorphine | Edinburgh | EH12 8NA

This spacious and bright flat with two private balconies pleasantly overlooking the well maintained communal garden grounds, is quietly situated within the highly sought-after Corstorphine area of Edinburgh within close proximity to excellent amenities and transport links which include Edinburgh Airport, Edinburgh Gateway station and the Gyle shopping centre.

-  2 Bedrooms
-  1 Public Rooms
-  1 Bathroom Plus WC
-  On Street Parking
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band - C



## Description

The accommodation in brief comprises a well maintained communal area leading to the front door which opens to a welcoming hallway with good storage provisions and a convenient modern WC off. The reception area is dual aspect with glass doors leading out onto two private balconies at either side. Off the hallway is a fitted kitchen offering a range of wall and base units, large larder cupboard and a dual aspect flooding the room with light. Two well proportioned double bedrooms one offering a leafy aspect over the well maintained communal gardens. A modern wet room offers full acrylic panels to the wall, a white two piece suite and Mira electric shower.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings. N.B the bell in the reception room will not be included in the sale.

## Gardens

The property is surrounded by beautifully maintained communal garden grounds. There is a private external storage cupboard. A factoring fee is made payable for the upkeep of the communal areas

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

The property is situated within the sought after district of Corstorphine, located the west of the City of Edinburgh. Superb local shops and amenities are within easy walking distance of the property, together with the nearby Gyle Centre & Hermiston Gait offering a wide choice of highstreet retailers and superstores. The property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city centre and surrounding areas. A wide choice of leisure and recreational facilities are available in the area including Corstorphine Hill Local Nature Reserve, Edinburgh Zoo, Carrick Knowe Golf Course, and a choice of gyms including David Lloyd & Drum Brae leisure centres.





Approx. Gross Internal Floor Area 71.22 Sq M / 767 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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