










Offers Over

£315,000

133 Craigmount Avenue North

Corstorphine | Edinburgh | EH4 8BS

A tremendous opportunity has arisen to acquire this rarely available three bedroom terraced townhouse pleasantly situated within a quiet and sought-after pocket of Corstorphine. Boasting a garage and lovely private gardens whilst being positioned near excellent amenities, commuting links and reputable schooling, the property will undoubtedly make for an ideal family home. Viewing suggested.

-  3 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Garage and driveway
-  EPC Band - D
-  Council Tax Band - E



Description

Internally, the property is presented in a move-in condition while briefly comprising of; welcoming entrance hallway with a useful understairs storage cupboard, modern fully-fitted kitchen with a range of integrated white goods and tiling in splash areas whilst being styled with gloss white units and a wooden worktop, ground level W/C with utility provisions, bright and airy dual-aspect lounge/diner with twin windows and a lovely leafy outlook, first generous double bedroom with a rear-facing aspect and fitted wardrobes, stylish partially-tiled shower room with a walk-in rainfall shower and heated towel rail, two further generous double bedrooms both with integrated wardrobes and room for freestanding furniture, and a cleverly designed attic study area with custom-built desk and eaves access for further storage.

Further benefits include gas central heating and double glazing throughout.



Extras

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

Gardens and Parking

The property enjoys a stunning private rear garden with a raised wooden deck and pergola overlooking the lawn and range of mature shrubs and plants. There is also a patio area at ground level as well as storage options under the wooden deck. The property also has access to a communal residents garden via a gate found within the rear garden. For the car owner, there is a large integrated garage (with cellar for storage) and single driveway for off-street parking while there is unrestricted parking on-street to accommodate visitors.

Viewing

Sundays 12-2pm or 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.



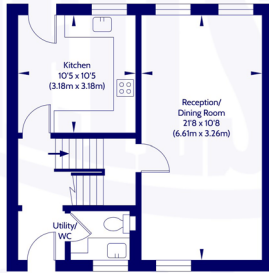


Approx. Gross Internal Floor Area Incl. Attic Space 97.81 Sq M / 1053 Sq Ft.

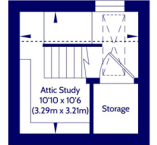
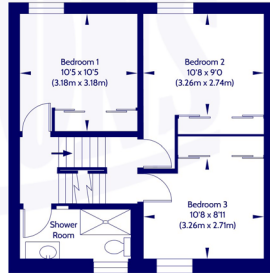
Lower Ground Floor



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.



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