










Offers Over

£230,00

85 Craigs Park

Corstorphine | Edinburgh | EH12 8UN

This immaculate, well presented extended semi-detached bungalow with private garden and lock-up garage, is pleasantly situated within a quiet courtyard setting in the popular district of Corstorphine close to a host of excellent local amenities and commuting links. In true move-in condition the property would undoubtedly appeal to the professionals or those wishing to downsize.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private garden
-  Lock-up garage
-  EPC rating - D
-  Council tax band - C



Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage cupboard, spacious and bright lounge open plan to extended modern fitted kitchen/dining with door providing direct access to the rear garden, light and airy principal bedroom, second well proportioned bedroom with fitted storage and contemporary bathroom with three-piece suite and shower over bath, Further benefits include gas central heating, double glazing, Ramsay ladder to attic storage and an alarm system.



Extras

All fitted floor coverings and blinds will be included in the sale together with the appliances in the kitchen.

Gardens & Garage

To the front lies an area of private garden together with a good sized fully enclosed private garden located to the rear which is mainly laid to lawn with an area of decking, the ideal space for outside dining/relaxing! There is a single lock-up garage and ample on-street parking is available. A fee of approximately £50 per year is paid to a neighbour for the upkeep of the courtyard garden and approximately £30 per quarter is payable to James Gibb factors for the upkeep of the communal areas.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

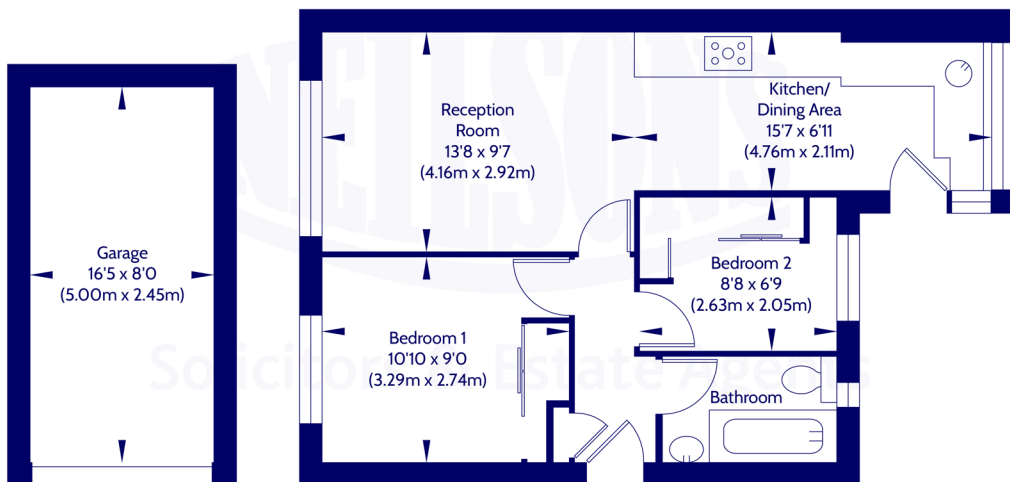
Situated in the much-sought after and high amenity suburb of Corstorphine, the property is within easy walking distance of local shops to provide for day to day needs with a choice of supermarkets including Tesco and Lidl nearby. Corstorphine provides a wealth of local shops and services along with cafes, restaurants and take-aways with the nearby Gyle Centre offering a wider choice of high street stores. Highly regarded local schooling is available from nursery to secondary level and there are a wide range of recreational facilities close at hand including Drum Brae and David Lloyd leisure centres, a choice of parks, Edinburgh Zoo and the wide open spaces of Corstorphine Hill Local Nature Reserve. Regular local bus services provide swift access to the city centre and surrounding areas and by car the City Bypass, Central Motorway Network and Edinburgh International Airport are all within easy reach.





Approx. Gross Internal Floor Area 43.67 Sq M / 470 Sq Ft.

Ground 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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