










Offers Over

£460,000

35 Craigs Road

Corstorphine | Edinburgh | EH12 8EW

A fantastic opportunity has arisen to purchase this detached three bedroom bungalow, located in the ever popular district of Corstorphine. Close to local amenities and transport links, the property offers well proportioned accommodation alongside stylish interiors, and a south west facing garden, making this an ideal family home and viewing is highly recommended.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Private rear garden
-  Driveway & car port
-  EPC rating – E
-  Council tax band - F



Description

The well presented accommodation briefly comprises of entrance vestibule and inner hallway with storage, a bright and airy lounge with a gas fire, open plan to a fantastic dining kitchen which has a range of sleek white wall and base units with co-ordinated worktops, a breakfast bar island and bi-fold doors to the rear garden, three double bedrooms, all with built in wardrobes, a shower room with a white suite and overhead rainfall shower, and a modern partially tiled family bathroom, with a white suite, electric shower over the bath and heated towel rail. The property also benefits from gas central heating and double glazing.



Extras

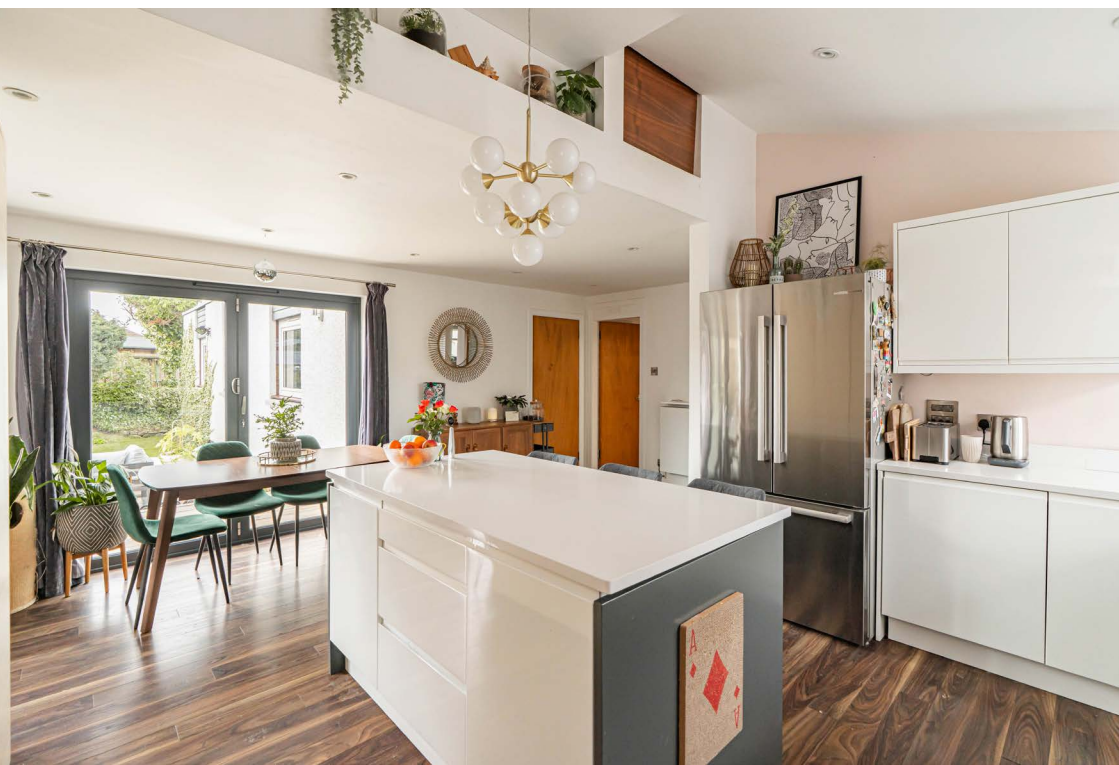
All fixtures and fittings will be included in the sale along with the induction hob and double oven, integrated washing machine and dishwasher, greenhouse and garden shed.

Gardens and Parking

To the rear is a large, fully enclosed garden, mainly laid to lawn and bordered by mature trees and shrubs, along with a patio area and decking, which together offer a great place to dine in the warmer months and a safe space for children and pets to play. There is a driveway and car port providing off street parking, with unrestricted on street parking also available.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

The property is located in the desirable residential area of Corstorphine, which lies to the north 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 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 107.08 Sq M / 1153 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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