










29 Craigmount Brae

Corstorphine | Edinburgh | EH12 8XD

This modern mid terraced townhouse is located in a quiet cul de sac in the popular residential district of Corstorphine. Within easy reach of the City Centre and close to excellent local amenities and transport links, this property offers fantastic family accommodation in a desirable location and early viewing is recommended.

-  4 bedrooms
-  2 public rooms
-  2 bathrooms
-  Private rear garden
-  Allocated parking space
-  EPC rating – C
-  Council tax band- D



Description

The spacious accommodation is laid out over three levels, with downstairs briefly comprising of an entrance vestibule, hallway with built in storage, a bright lounge with direct access to the rear garden, double glazed doors leading to the dining area and then onto the kitchen which has a range of cream wall and base units with co-ordinated worktops and subway style splashback tiling.

Moving to the first floor, there are 2 bedrooms, one with a built in wardrobe, and a family bathroom with a shower cubicle and corner bath.

Completing the accommodation on the second floor are two further bedrooms, with the principal having an en-suite shower room. There is also attic space for storage.

The property further benefits from gas central heating and double glazing.



Extras

All fixtures and fittings plus the electric hob and oven, fridge freezer, washing machine and garden shed are included in the sale. All appliances will be sold as seen.

Gardens & Driveway

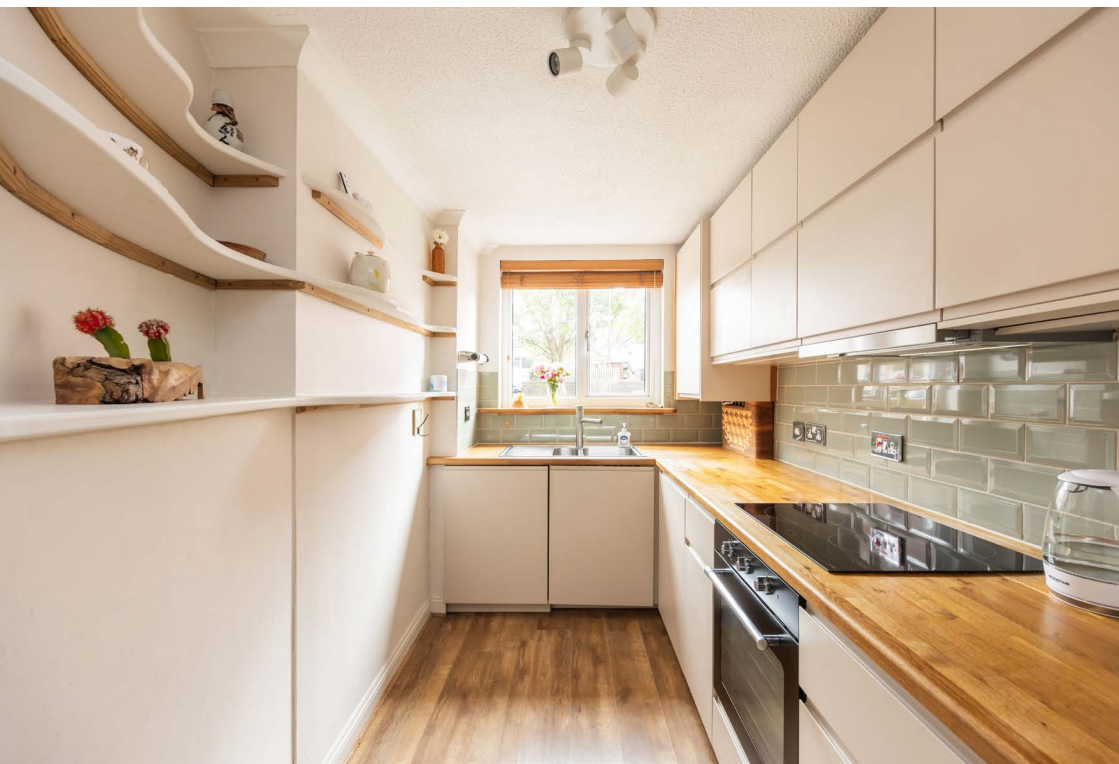
To the rear is a full enclosed garden which has an area of lawn and a decking, offering a great space for outdoor dining in the warmer months and a safe place for children and pets to play. There is an allocated parking space to the front and on street parking is available.

Factoring

The communal garden areas on the street are maintained by Residential Management Group Ltd at an approximate cost of £30-£40 per quarter.

Viewing

By appointment through Neilsons (0131 625 2222).





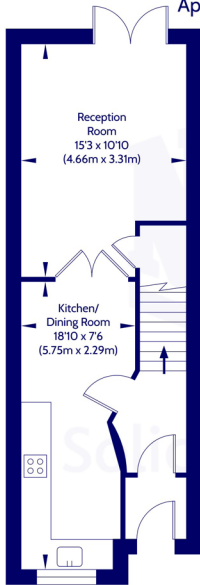
Location

The property is 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 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.





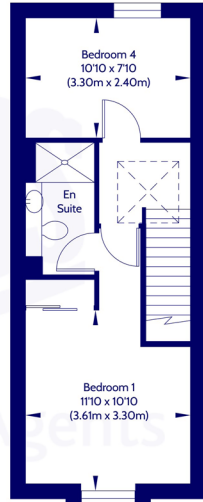
Approx. Gross Internal Floor Area 98.79 Sq M / 1064 Sq Ft.



Ground Floor



First Floor



Second 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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