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Offers Over

**£695,000**

## 14 Craigs Bank

Corstorphine | Edinburgh | EH12 8HD

A substantial and beautifully extended detached bungalow occupying a superb plot, within a peaceful residential cul-de-sac in ever-popular Corstorphine. Featuring a generous south-facing garden and granted planning permission/building warrant for further extension to the rear, if desired. Early viewing is recommended.

-  5 or 6 bedrooms
-  2 or 3 reception rooms
-  2 bathrooms & guest WC
-  Private Walled Gardens
-  Utility Room, Garage, Carport & Driveway
- Solar Panels
-  EPC rating – C
-  Council tax band – G



## Description

This impressive family home offers flexible living over two floors with generous rooms and abundant storage space. The home has been beautifully upgraded and maintained, finished to a high standard, replumbed and rewired throughout, and is equipped with modern, energy-efficient features, making it future-proof for years to come.

At the heart of the home is a stunning Kitchens International kitchen/dining room (refitted in 2023), featuring Siemens integrated appliances, a Quooker boiling water and carbonated cold water tap, central island, and excellent storage. The bright south-facing reception room boasts French doors to the garden, a living flame gas fire, and plenty of space for large-scale furnishings.

There are up to six well-proportioned bedrooms, including a flexible front-facing room ideal as a formal dining room, snug or guest bedroom with chimney breast allowing for the installation of a fireplace if desired. The principal bedroom has extensive built-in wardrobes, and further double rooms also offer built-in storage, with the upstairs bedrooms enjoying far-reaching views of the Pentland Hills. Extensive eaves storage is accessible from both upstairs bedrooms, and built-in storage is provided throughout the home.

The property also includes a stylish family bathroom with spa bath and power showers, a modern upstairs shower room, a ground floor cloakroom/WC, and a well-appointed utility room (boiler upgraded in 2024). An additional storage room houses the Megaflo hot water tank and has a hatch and Ramsay ladder to further generous loft space over the utility room and garage, offering excellent potential for workshop space or further conversion.

Future-proof credentials include solar panels that provide sustainable energy, along with modern gas central heating and double glazing throughout, ensuring energy efficiency and comfort all year round.



## Extras

The fixtures and fittings are to be included in the sale including the integrated kitchen appliances, dish washer, certain curtains, blinds and light fittings.

## Gardens and Garage

Externally, there are beautifully landscaped gardens to both the front and rear. The south-facing rear garden features a generous patio, ideal for al fresco dining and barbeques, a wide and well-maintained lawn, mature borders, 4 outside taps, power points, and a powered greenhouse. To the front, there is a driveway for 2–3 vehicles and a lawned garden with sloped pathway or steps leading to the front door. The property also benefits from a garage and an enclosed car port with vaulted ceiling and skylights, 3 remote control up and over doors, power and light. The inverter unit for the solar panels is housed in the garage and has capacity for further panels to be added if desired.

## Viewing

By appt through Neilsons 0131 625 2222.





## Location

The property is conveniently situated in the highly sought-after area of Corstorphine, offering a wealth of local amenities. Nearby St John's Road provides a wide selection of shops, banking and post office services, along with an excellent choice of cafés, restaurants, and takeaways. Larger supermarkets, including Tesco Extra and Lidl, are also within easy reach. Just a short distance away lies the Gyle Shopping Centre, home to a broad range of high-street retailers and services. Both Edinburgh Business Park and the RBS Headquarters at Gogar are easily accessible, making this a particularly convenient location for professionals. Doctors, dentists and pharmacy are well within approx. half a mile walking distance. For commuters, the property enjoys superb transport connections, including access to the City of Edinburgh Bypass, the M8/ M9 motorways, and the A8, which offers a direct route to Edinburgh International Airport. Frequent public transport services also provide quick and easy access to the city centre. The area is well-served by private and public reputable schools from nursery to secondary level, with further education options available at Edinburgh, Heriot-Watt and Napier Universities. Leisure and recreational opportunities are plentiful, with nearby Gyle Park, David Lloyd and Drum Brae leisure centres, as well as popular attractions such as Edinburgh Zoo and BT Murrayfield Stadium.





Approx. Gross Internal Excl. Outbuildings Floor Area 203.16 Sq M / 2187 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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- [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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