



Solicitors & Estate Agents



Offers Over

£175,000

15/6 Craigmount Hill

Corstorphine | Edinburgh | EH4 8HW

Neilsons are delighted to present to market this first floor flat, peacefully located in the ever popular district of Corstorphine. Offering well proportioned accommodation in move in condition, this property is ideally placed to take advantage of local amenities and transport links, and is sure to appeal to first time buyers, professionals and buy to let investors.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Landscaped communal gardens
-  Residents parking
-  EPC rating – C
-  Council tax band - C



Description

The well presented accommodation briefly comprises hallway with entryphone system and two deep storage cupboards, dual aspect lounge with full length windows allowing plenty of natural light to flood the room, modern kitchen with a range of wall and base units with co-ordinated worktops and subway style splashback tiling, two bedrooms, and a bathroom with a white suite and shower over the bath. The property also benefits from gas central heating and double glazing.



Extras

Included in the sale will be the electric oven and hob, integrated fridge/freezer, and washing machine. Other furniture is available by separate negotiation.

Gardens and Parking

There are well maintained landscaped communal grounds and there is residents parking.

Factoring

The common areas and grounds are maintained by Craigmount Hill Proprietors Association at a cost of approximately £400-500 per annum, payable in two instalments.

Viewing

By appointment through Neilsons (0131 625 2222).





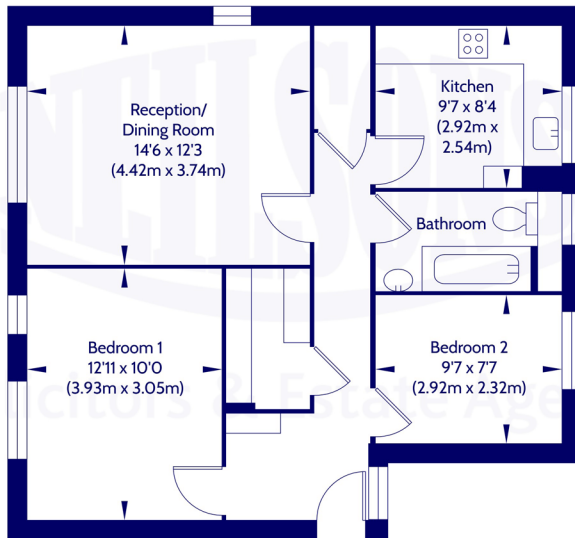
Location

The property is situated within the sought after district of Corstorphine. Excellent local amenities are on hand with the nearby Gyle shopping centre housing many high-street named shops and services. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible and the property is conveniently positioned to take advantage of excellent commuting links including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city centre. Reputable schooling from nursery to senior levels are within close proximity of the property with further education at Edinburgh College and Heriot Watt University all within easy reach. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Corstorphine Hill and Edinburgh Zoo.



Approx. Gross Internal Floor Area 60.88 Sq M / 655 Sq Ft.

First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

