



Solicitors & Estate Agents









Offers Over

£210,000

19/2 West Craigs Crescent

Corstorphine | Edinburgh | EH12 8NA

A spacious and bright ground floor flat quietly situated in the ever popular district of Corstorphine, close to local amenities, transport links, and the green space of Gyle Park. The property offers well proportioned accommodation with the added benefit of two balconies, each with a pleasant outlook over the communal gardens, and viewing is highly recommended.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Communal gardens
-  Allocated parking space
-  EPC rating – E
-  Council tax band - C



Description

In true move in condition, you enter a welcoming entrance hall with storage, which leads through to a bright and airy lounge with electric fire and glazed doors at either side each leading onto a balcony, offering places to sit and relax in the warmer months. There is a modern fitted kitchen with a range of cream wall and base units with co-ordinated worktops, and a breakfast bar space. An inner hallway with storage leads to two double bedrooms, and a fully tiled bathroom with a white suite and electric shower over the bath. Completing the accommodation is a useful utility room which is plumbed for a washing machine. The property further benefits from an electric heating system within the walls and double glazing.



Extras

Included in the sale will be the induction hob and electric oven, integrated dishwasher, washing machine, and freestanding wardrobe in bedroom one. The fireplace in the livingroom can also be included along with the long black 2 drawer dresser in the main bedroom.

Gardens and Parking

The property is surrounded by beautifully maintained communal gardens and there is an allocated parking space, with on street parking also available. There is a private external storage cupboard.

Factoring

The common areas and garden grounds are maintained by Charles White Ltd at a cost of approximately £300 per quarter and this also includes buildings insurance.

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 70.07 Sq M / 754 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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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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