



Solicitors & Estate Agents










Offers Over

£455,000

12 Craigmount Park

Corstorphine | Edinburgh | EH12 8EE

Nestled in the sought-after area of Corstorphine, this detached 4-bedroom house offers an exciting opportunity for those looking to make their mark. While the property would benefit from some modernisation throughout, it presents fantastic potential to create a truly bespoke family home. Viewing suggested.

-  4 beds
-  1 public
-  2 bathrooms
-  Private Gardens
-  Garage & Driveway
-  EPC Band - D
-  Council Tax Band - F



Description

As you step inside, you're immediately greeted by spacious, light-filled living areas that offer a warm and inviting atmosphere, ideal for both family living and entertaining. The large windows allow natural light to flood the rooms, creating an airy and comfortable space. The four generous bedrooms are each well-proportioned, offering ample space for family members, guests, or even the perfect home office. With a little creative flair, these rooms can be transformed into cosy, personal retreats.

The kitchen, while functional, provides a solid foundation for modernisation and reconfiguration. Whether you envision an open-plan space or a more traditional layout, the potential is there to create a heart-of-the-home where culinary creations can be enjoyed in style.

The family bathroom and en-suite master bedroom also offer a canvas for updating with contemporary finishes, offering the chance to introduce luxury and modern touches. Both spaces have been designed with practicality in mind and could easily be transformed into relaxing, modern sanctuaries with the right updates.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Moving outside, the property continues to impress with a spacious garden, which offers an abundance of possibilities, whether you wish to create an outdoor dining area, garden retreat, or play space for children. The private driveway offers secure parking, making it both convenient and private. A garage provides additional storage or, for those with a creative vision, potential to be transformed into a workshop, studio, or even a home gym

Viewing

By appointment through Neilsons 0131 625 2222.





Location

The property is located in the popular suburb of Corstorphine within easy walking distance of an array of local shops and services. Tesco Extra and Lidl supermarkets are nearby with St John's Road offering a further selection of independent shops, cafes, restaurants and takeaways. David Lloyd and Drum Brae leisure centres are both close at hand with the Gyle Park and a choice of walks and cycle routes available in the area. Regular bus services provide swift access in and around the city and by car the city bypass, airport and central motorway network are all within easy reach. Well-regarded schooling is provided from nursery to secondary level within easy walking distance.





Approx. Gross Internal Floor Area 120.56 Sq M / 1297 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.



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