



Solicitors & Estate Agents



Offers Over

**£325,000**

## 32 Craw Yard Drive

South Gyle | Edinburgh | EH12 9LU

An immaculately presented end terraced villa forming part of an established modern development in South Gyle, close to excellent local amenities and transport links. With well proportioned accommodation and the added benefit of an allocated parking space, this property is in move in condition and is sure to have a wide appeal in the market.

-  1 public room
-  3 bedrooms
-  1 bathroom plus WC
-  Front and rear gardens
-  Allocated parking space
-  EPC rating – C
-  Council tax band - D



## Description

You enter a welcoming entrance hall and immediately to your left is the bright and airy lounge with downstairs storage. Moving to the rear of the property there is a modern dining kitchen with a range of sleek white wall and base units with co-ordinated worktops, subway style splashback tiling, and a door to the rear garden. Completing the accommodation on this level is a useful utility cupboard, and a handy WC.

Moving upstairs there are two double bedrooms, one of which has a built in wardrobe and storage cupboard, a single bedroom, and a fully tiled bathroom with a white suite and shower over the bath. The property also benefits from gas central heating and double glazing.



## Extras

All fixtures and fittings will be included in the sale along with the gas hob and electric oven, integrated dishwasher, washing machine, and fridge/freezer.

## Gardens and Parking

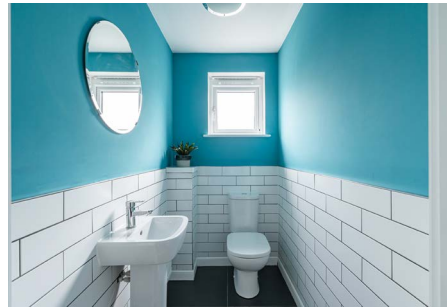
There is a small front garden to welcome you to the property and to the rear is a fully enclosed, easy maintenance rear garden, with a section of lawn and a patio area, offering an ideal space for outdoor dining in the warmer months and a safe place for children and pets to play. A gate at the end of the garden leads to the allocated parking space and on street parking is also available.

## Factoring

The common garden grounds around the development are maintained by Ross & Liddell for an annual fee of approximately £180.

## Viewing

By appointment through Neilsons (0131 625 2222).





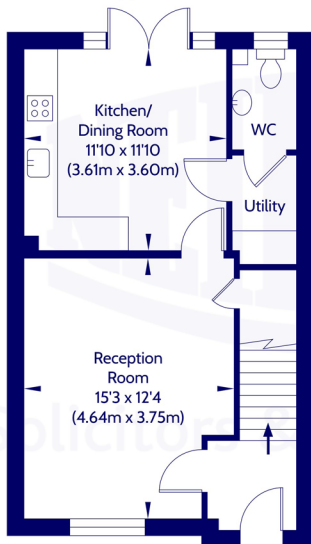
## Location

The property forms part of an established residential development, situated in the popular South Gyle area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre, which provides excellent day-to-day shopping facilities with many high-street shops and services. Further amenities can be found in neighbouring Corstorphine, which offers a good selection of local shops, banks, beauty salons and restaurants. The property is also conveniently positioned to take advantage of the excellent commuter links nearby including the City of Edinburgh Bypass, M8/ M9 and the A8 linking Edinburgh International Airport. Frequent bus and tram services provide quick and easy access into the City Centre and the South Gyle railway station is only a short walk from the property, with links to Edinburgh's Waverley Station, Glasgow and beyond. Schooling is available within the vicinity from nursery to secondary level with Stevenson College, Napier and Heriot-Watt University all within easy reach.

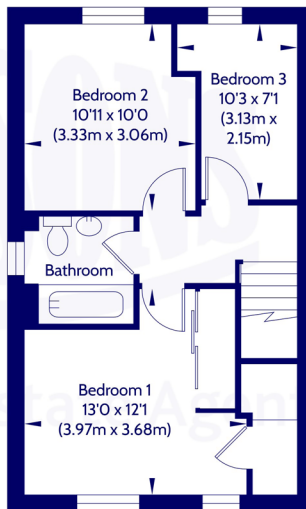




Approx. Gross Internal Floor Area 81.91 Sq M / 881 Sq Ft.



Ground Floor



First 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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