



Fixed Price

£445,000

3 Craigmount Way

Corstorphine | Edinburgh | EH12 8DW

This detached bungalow, occupying a generous plot in the ever-popular area of Corstorphine, presents an exciting opportunity for those looking to create a perfect family home. While the property would benefit from some upgrading and modernisation, it offers fantastic potential with flexible living space and scope for future extension, subject to the necessary planning consents. Externally, the home enjoys a decorative front garden, a driveway providing off-street parking, a detached garage, and a generously sized, south-facing rear garden, designed for low maintenance and ideal for enjoying outdoor living.

 3 Bedrooms

 1 Public Room

 1 Bathroom

 Garage and Driveway

 Front and Rear Gardens

 EPC Rating – E

 Council Tax Band - F



Description

Internally, the accommodation begins with a welcoming vestibule leading into a spacious central hallway. To the rear of the property, the bright and airy reception room benefits from a sunny south-facing aspect, with a feature bay window as well as a second window, both of which flood the room with natural light. The room offers ample space for both relaxation and dining, making it a perfect setting for family gatherings. The kitchen, also positioned to the rear, is fitted with a range of wall and base units, complemented by two large larder cupboards, and offers direct access to the rear garden. The front of the property hosts two well-proportioned double bedrooms, both featuring attractive bay windows that enhance the sense of space and light. The larger of the two bedrooms further benefits from built-in storage. A third, smaller bedroom offers versatility, ideal for use as a single bedroom, home office, or nursery, depending on the needs of the new owners. With its spacious plot, desirable location, and fantastic potential, this property is a rare opportunity to create a bespoke family home in one of Corstorphine's most sought-after residential areas.



This property has been subject to virtual renovation to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

The property is further enhanced by a private driveway providing convenient off-street parking, leading to a detached garage offering additional secure storage or potential workshop space. The front garden has been attractively landscaped with decorative planting, adding to the property's kerb appeal while remaining easy to maintain. To the rear, the expansive south-facing garden has been thoughtfully landscaped to create a low-maintenance outdoor space, ideal for relaxing or entertaining. With a combination of paved areas, mature planting, and open sections that could easily accommodate seating, play areas, or further landscaping enhancements, the garden offers wonderful flexibility to suit a variety of lifestyles. Its generous size also provides excellent potential for future extensions, subject to the necessary consents, while retaining ample outdoor space for family enjoyment.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

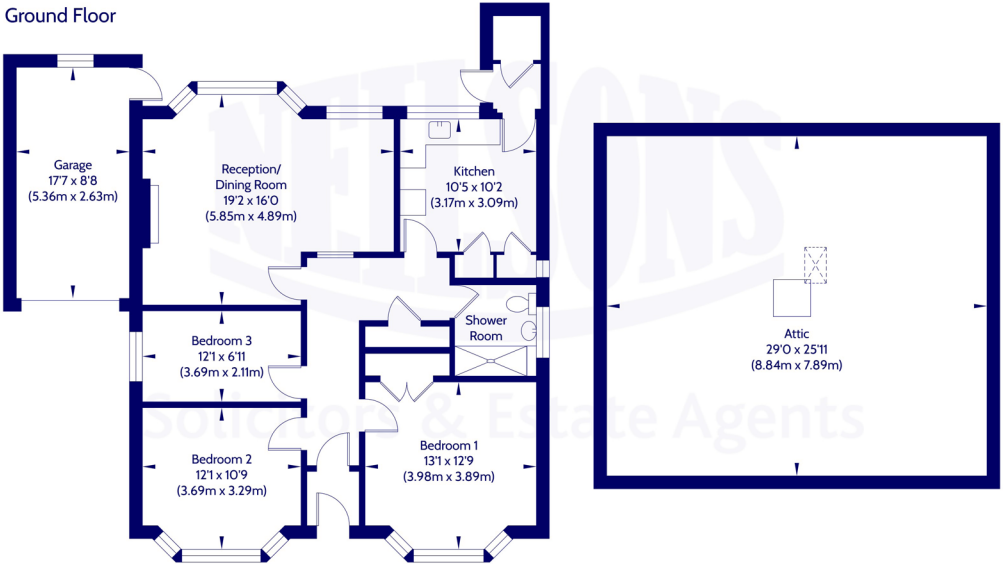
The property is in the desirable residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait offers a wider range of high street named stores. The area 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 which links it 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 94.27 Sq M / 1015 Sq Ft.

Ground 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.



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