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15 Craigmount Brae

Corstorphine | Edinburgh | EH12 8XD

A spacious three storey family home, quietly tucked away on a peaceful cul-de-sac close to excellent amenities and transport links, in the highly sought after Corstorphine area of Edinburgh.

-  5 bedrooms
-  2 public rooms
-  3 bathrooms
-  Allocated parking
-  Private rear garden
-  EPC rating - C
-  Council tax band- E



Description

Internally the property is well presented throughout and offers well-proportioned and highly flexible accommodation arranged over three levels, perfectly suited to the growing family and those working from home on a regular basis.

The space briefly comprises: entrance hallway with stair to the upper level, well equipped dining kitchen with feature flooring, a selection of base and wall mounted units complete with coordinated worktops/splash tiling and ample space for a table and chairs, bright and spacious reception room with garden access which is currently being utilised a living room/bedroom, and downstairs contemporary shower room with stylish two piece white suite, tiling to walls and separate shower enclosure.

The upper floors consist of a generously proportioned principal bedroom with excellent double storage and en-suite shower room, four further good sized bedrooms and main family bathroom with counter top sink, WC, splash tiling and over-bath mains shower.

The property benefits from gas central heating and full double glazing.



Extras

All blinds, curtain poles, blinds, light fittings, fixed flooring/ shelving and integrated appliances will be included.

Gardens and Parking

There is allocated parking for two cars in front of the house. To the rear you have a substantial fully enclosed, predominantly lawned garden, together with an area of timber decking. A blank canvas, the garden is brimming with potential to develop further.

Viewing

By appointment through Neilsons (0131 625 2222).





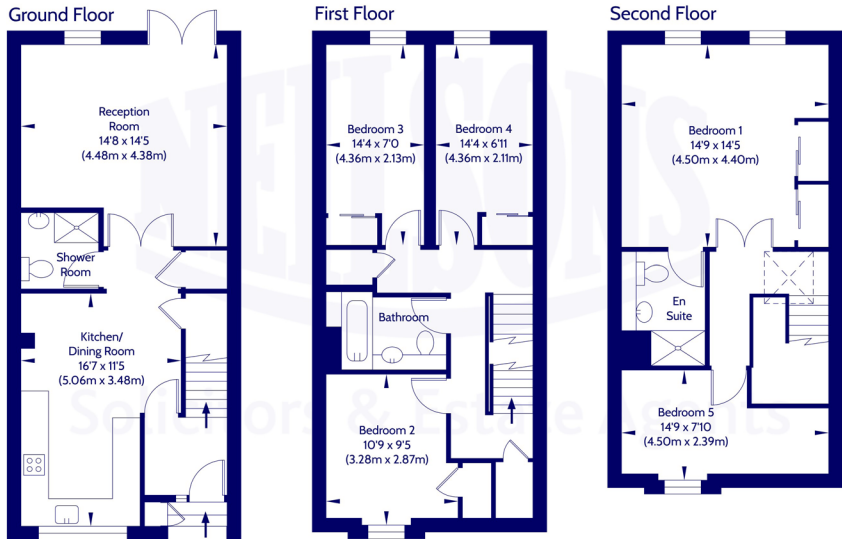
Location

The property is situated within the popular Corstorphine area of the city. Excellent facilities/amenities are on hand including Edinburgh Leisure Centre and two libraries together with convenient day-to-day shops and a large Tesco Superstore. Craigleith Retail Park and The Gyle Shopping Centre are both nearby and house a good selection of high street retailers and services. Edinburgh Business Park and the new Royal Bank Headquarters at Gogar are both easily accessible. The property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. Frequent bus services operate regularly providing access to Edinburgh City Centre and Glasgow. Reputable schooling from nursery to senior levels are within proximity of the property with primary school just a stones throw away. Further education at Edinburgh College and Heriot Watt University all within easy reach. David Lloyd and Drum Brae leisure centres are close at hand together with Edinburgh Zoo and BT Murrayfield Stadium. For the outdoor enthusiast excellent walking and cycling can be enjoyed along the River Almond and Cramond Shore with good routes out of the city heading towards Fife and Linlithgow.





Approx. Gross Internal Floor Area 134.4 Sq M / 1447 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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