



Solicitors & Estate Agents



Offers Over

£200,000

38/4 West Craigs Crescent

Corstorphine | Edinburgh | EH12 8NA

An appealing two bedroom flat offering bright and well proportioned accommodation, quietly situated in the desirable district of Corstorphine. With a newly fitted kitchen, a private balcony, and having been freshly painted throughout, this is a home ready to move into and will particularly appeal to first time buyers and professionals.

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



Description

You enter a welcoming hallway with storage, and this leads to the generous lounge/dining room which has patio doors leading to a private balcony with a pleasant outlook over the gardens, offering an ideal place to dine and relax in the warmer months. The modern kitchen has a range of sleek white wall and base units with co-ordinated worktops, appliances and a storage cupboard. There are two double bedrooms, and completing the accommodation is a stylish, partially tiled bathroom with a white suite and electric shower over the bath. The property further benefits from electric heating and double glazing.

This property has been subject to virtual staging in the lounge/ dining room. It should be noted that the room is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

Included in the sale will be the washing machine and the brand new oven, hob, extractor, and fridge/freezer. Other items of furniture are available by separate negotiation.

Gardens and Parking

The property is surrounded by beautifully maintained communal gardens and there is an allocated parking space in the car port, 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 £100 per month and this also includes buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





virtually staged by **HOMELii**

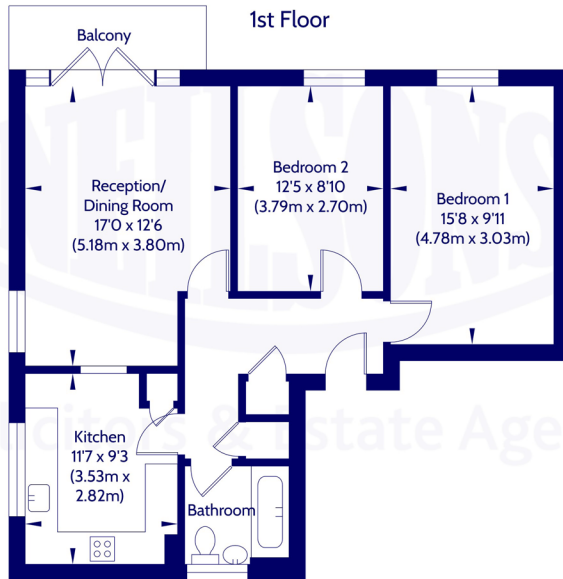
Location

The property is located 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 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 which is a short walk away. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport is closeby.





Approx. Gross Internal Floor Area 67.56 Sq M / 727 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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