



Solicitors & Estate Agents



38 Craigs Drive

Corstorphine | Edinburgh | EH12 8UW

Main door upper villa with private garden and lock-up garage is pleasantly situated within a quiet courtyard setting in the popular district of Corstorphine close to a host of excellent local amenities and commuting links. The property would undoubtedly appeal to the young professionals, those looking to downsize and first time buyers.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Garage
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

In brief the accommodation comprises; stairway leading to welcoming entrance hallway with built-in storage cupboard, generously proportioned and bright reception room with far reaching open views to the Pentland Hills and ample space for lounge and dining furniture, fitted kitchen pleasantly overlooking the rear garden with free standing appliances, light and airy principal bedroom with fitted wardrobes, second well-proportioned bedroom with fitted wardrobes and bathroom with two white-piece suite, walk in shower and a heated chrome towel rail all finished with full wet wall acrylic paneling. Further benefits include gas central heating, combination boiler and double glazing.

The development communal areas are maintained by the factor James Gibb, the current cost is £48.56 per quarter.



Extras

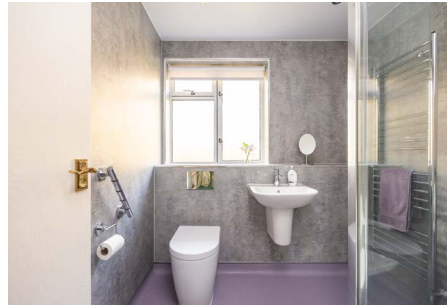
The property shall be sold with all fixtures, fittings, integrated appliances, fitted floor coverings, washing machine, tumble dryer, gas cooker, fridge/freezer, electric fire and surround

Gardens & Garage

There is a lovely, well maintained private garden to the rear which offers great space to enjoy outside dining/relaxing, to the front is a low maintenance and decorative chip stone garden. Within the development there is a useful single lock-up garage and ample on-street parking available.

Viewing

Please contact Neilsons on 0131 625 2222.





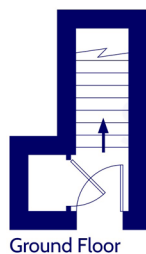
Location

Craigs Drive 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 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 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.

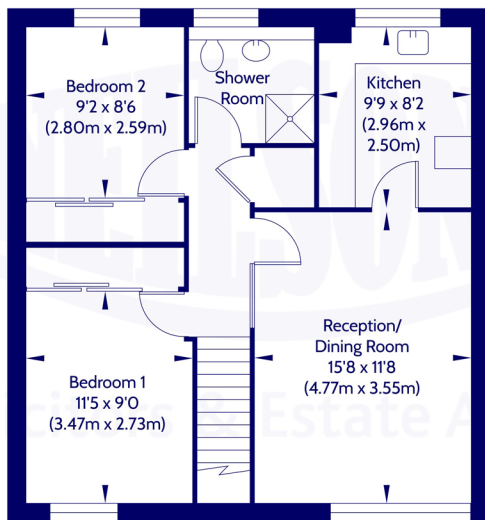




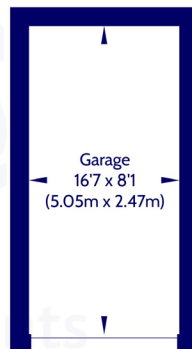
Approx. Gross Internal Floor Area 60 Sq M / 648 Sq Ft.



Ground Floor



1st Floor



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.



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



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