



12 Craigs Crescent, Edinburgh, EH12 8HT

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Welcome to Craigs Crescent, this superbly extended five bedroom detached bungalow with a single garage and driveway offers exceptionally spacious family accommodation set within generous private gardens and located within a highly sought-after area of the ever-popular suburb of Corstorphine. The property is ideally placed within easy walking distance of superb amenities, swift transport links and well-regarded schooling. The property is presented to the market in excellent order throughout,

- Front facing living room featuring a bay style window, with a dual aspect, wood burning stove and built in storage.
- Stunning dining kitchen equipped with integrated dishwasher, belling range cooker and free standing fridge/freezer, large island and dining area, direct access to the rear garden.
- Utility room, wall and base units, boiler installed in August 2022.
- Impressive lounge set to the rear of the property with direct access to the garden, fireplace with gas fire.
- Principle bedroom on ground level with bay style window, separate dressing area, built in storage and en-suite
- Home office with ample storage space.
- Downstairs shower room comprising WC, wash hand basin, shower cubicle and ladder radiator.
- Upper landing featuring a cupola offering lots of natural daylight.
- Four double bedrooms located on the upper level all with built in wardrobe storage.
- Family bathroom located on the upper level comprising WC, wash hand basin, bath, shower cubicle and ladder radiator.
- Gas central heating and double glazing throughout
- Single garage and mono blocked multi vehicle driveway.
- Beautiful large gardens with garden sheds, tree house, playhouse, raised beds and various fruit trees.



## Location

Craigs Crescent 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 and Lidl 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.

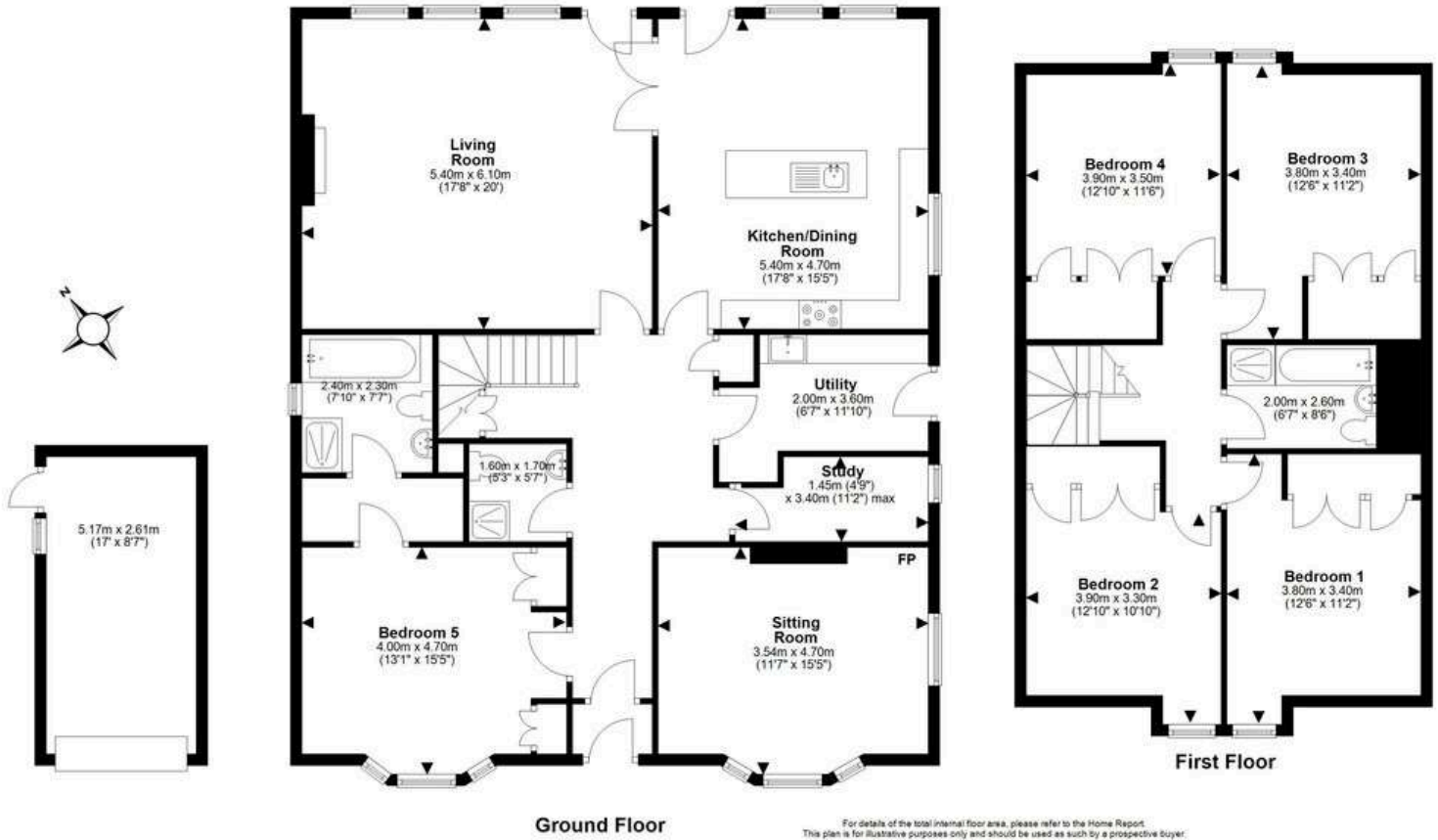
## Extras

Included in the sale are the integrated kitchen appliances, freestanding fridge/freezers, curtains and blinds where fitted and all fixtures & fittings.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

