



89 Craigmount Brae, Edinburgh, EH12 8XN



Welcome

Welcome to Craigmount Brae, a beautifully presented, well-proportioned three-bedroom semi-detached property ideally located in the highly sought-after Craigmount district of Edinburgh. This property offers generous living space, a private garage with driveway, and attractive gardens to the front and to the rear, making this a perfect home for families, first-time buyers, or anyone seeking a peaceful residential setting with excellent local amenities. Presented to the market in excellent order throughout, we would recommend an early viewing.

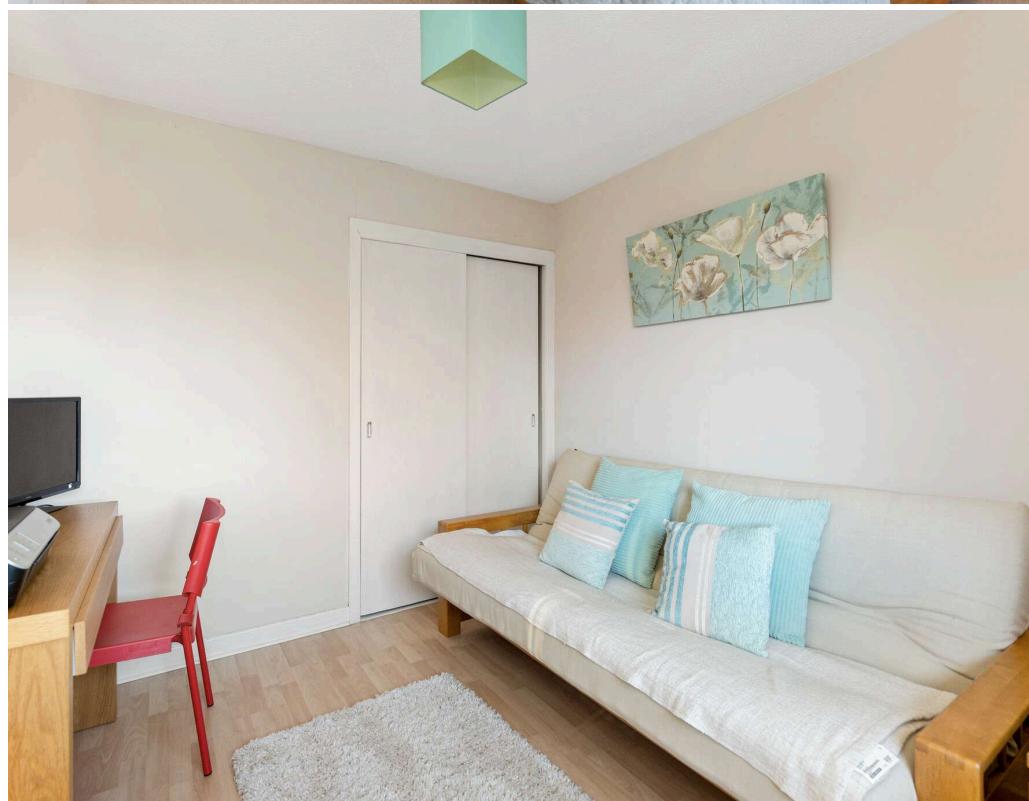
- Welcoming hallway
- Downstairs WC and wash hand basin
- Impressive, front facing living and dining room
- Modern and fully equipped kitchen
- Three double bedrooms with built in wardrobe storage
- Family bathroom comprising WC, wash hand basin, bath and shower cubicle
- Upper landing with a useful airing cupboard
- Hatch to attic accessed by a fixed ladder
- Gas central heating
- Double glazing
- Beautiful gardens to the front and rear
- Single garage with driveway - on street parking available





Corstorphine

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.



Extras

The integrated kitchen appliances, curtain, blinds and fitted floor coverings are included. Please note the fuchsia in the front garden will be removed.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

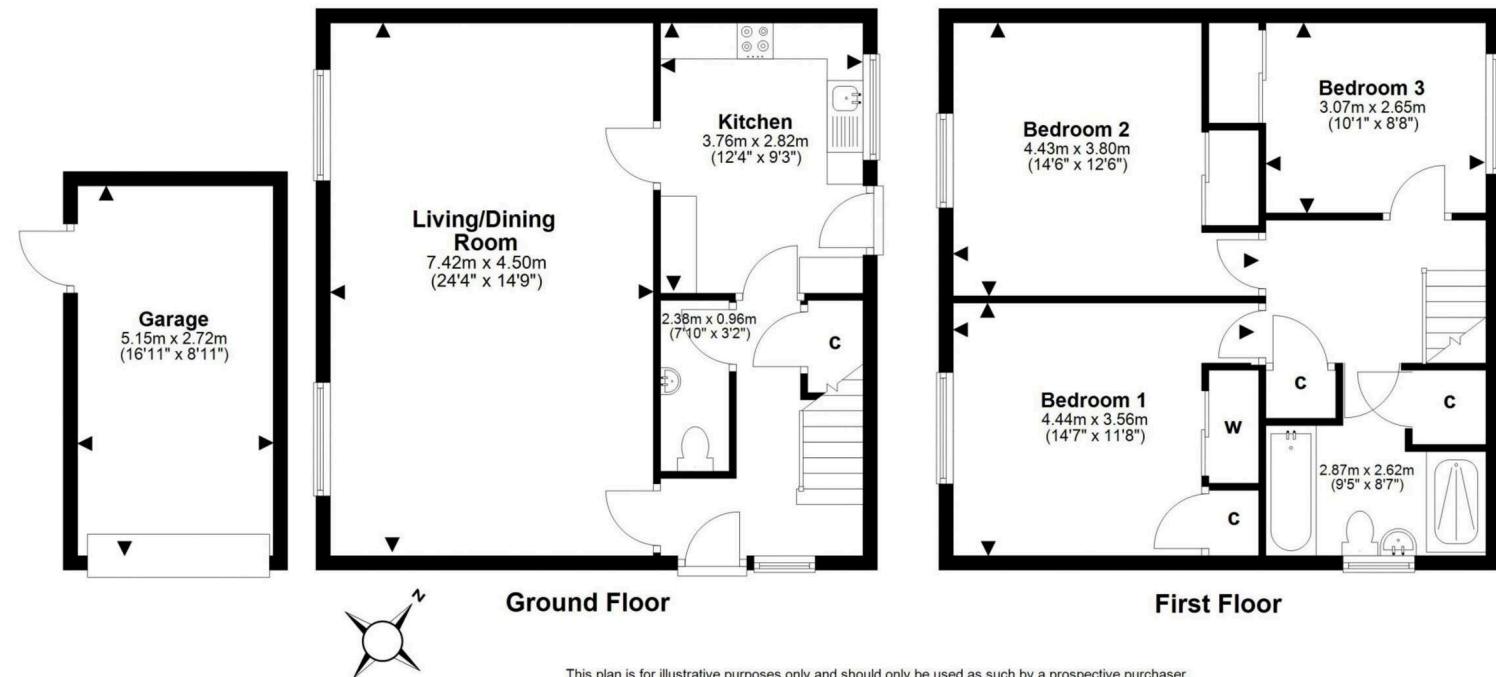
 0131 240 3818

Property Hub:
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.