



13 craigs road, edinburgh

Offers Over £490,000





13 craigs road

edinburgh

Carol Lawton at RE/MAX Estates – Linlithgow is proud to present this fantastic detached Bungalow in the prestigious area of East Corstorphine, Edinburgh  
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





#### **Vestibule;**

4' 0" x 3' 7" (1.21m x 1.10m)

The property features a nice, welcoming vestibule entry with a tiled floor and a central light that enhances the space. A PVC door with a glass panel allows natural light to filter through, creating a bright and airy feel. An alarm system is mounted on the wall for added security, and the vestibule provides direct access to the main hallway.

#### **Entrance Hall**

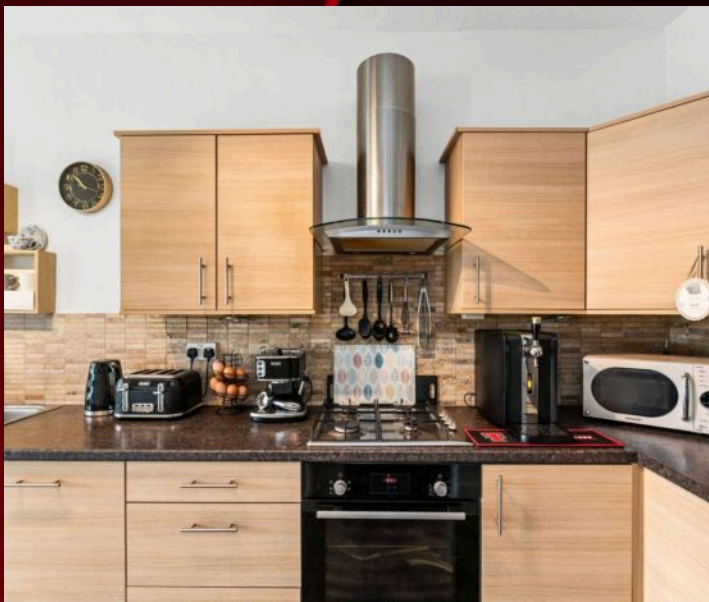
14' 0" x 12' 11" (4.26m x 3.94m)

The elegant main entrance hall sets the tone for the home, showcasing original character and charm with its high ceiling and classic cornicing. Wood-effect laminate flooring adds a warm, contemporary touch, while a set of spotlights provides stylish and practical illumination. This spacious hallway offers seamless access to the lounge, main bedroom, second and third bedrooms, as well as the bathroom, making it both a beautiful and functional central space within the property.

#### **Lounge**

14' 6" x 12' 4" (4.43m x 3.77m)

This lovely, spacious lounge offers a warm and inviting atmosphere, perfect for relaxing or entertaining. A large rear window provides wonderful views over the garden and fills the room with natural light. The wood-effect laminate flooring adds a touch of elegance, complemented by a central light fitting and a wall-mounted flame-effect electric fire that serves as a stylish focal point.



#### **Kitchen**

14' 0" x 6' 0" (4.27m x 1.84m)

This well-equipped galley-style kitchen is both practical and bright, featuring a fully glazed rear door and a side window that allow natural light to flood the space. The layout provides easy access to both the porch and the lounge, enhancing the flow of the home. The kitchen comes complete with a freestanding fridge-freezer, washing machine, gas hob with extractor fan, and an electric oven. A stainless steel sink and drainer sit beneath the window, while ample storage units and generous worktop space make it ideal for everyday cooking and meal preparation.





### Porch

9' 6" x 6' 2" (2.90m x 1.89m)

lovely addition to this property is the charming porch just off the kitchen, offering a perfect spot to relax and enjoy the surroundings. With enough space for a table and chairs, it's ideal for morning coffee or casual dining. The porch features stylish laminate flooring and wall lighting, creating a warm and inviting atmosphere.

### Shower Room

7' 8" x 5' 0" (2.34m x 1.52m)

This modern shower room is beautifully finished, featuring sleek tiled walls and a double walk-in shower cubicle with a mains-fitted shower and elegant glass sliding door. A side window allows natural light to brighten the space, complemented by stylish spot ceiling lighting. The room also includes a contemporary WC and a vanity sink unit with built-in storage, topped with a decorative mirror that adds a touch of charm. A heated towel rail completes the space, offering both comfort and functionality in this thoughtfully designed shower room.

### Bedroom 1

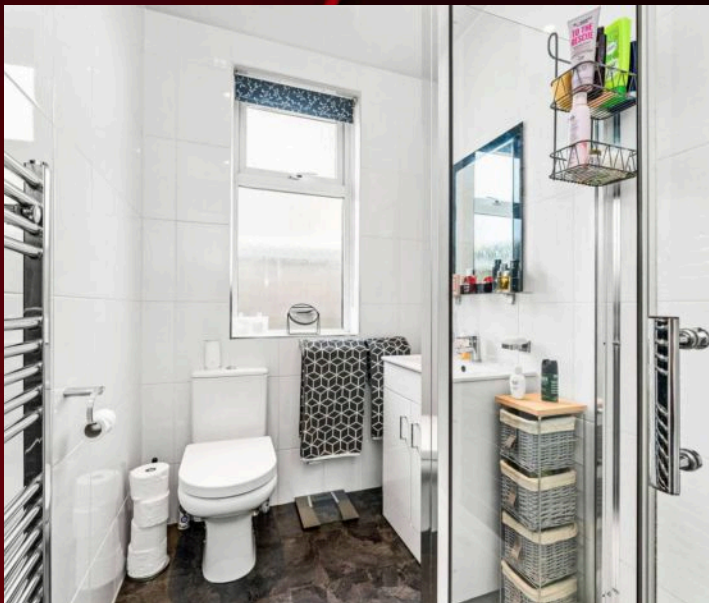
16' 8" x 12' 11" (5.09m x 3.94m)

The beautiful main bedroom is a generously sized and elegant space, featuring a large front-facing window that fills the room with natural light. Soft carpet flooring, a radiator, and tasteful wall lighting create a warm and comfortable atmosphere. The lovely high ceiling, complete with decorative cornicing, adds character and a sense of grandeur. Triple fitted wardrobes provide excellent storage, while the fresh, neutral décor gives the room a clean and inviting look—perfect for relaxing in style.

### Bedroom 2

12' 2" x 12' 2" (3.71m x 3.72m)

The second double bedroom is an excellent space, featuring a front-facing window fitted with stylish shutters that allow for both privacy and natural light. The room is finished with comfortable carpet flooring and a central ceiling light. It also benefits from generous built-in storage cupboards and offers ample space for additional free-standing furniture, making it both practical and inviting.







### Bedroom 3

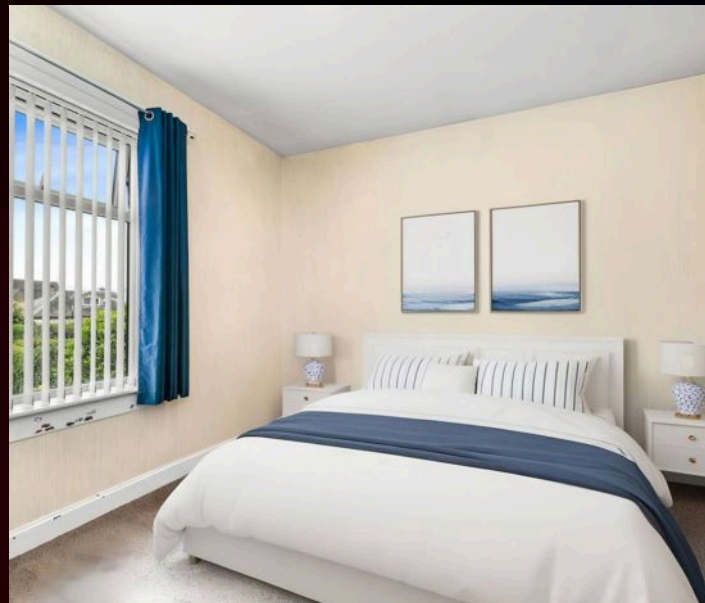
10' 10" x 9' 11" (3.31m x 3.03m)

The spacious third bedroom offers excellent versatility and is currently used as a playroom or second sitting room, making it ideal for a variety of needs. A rear-facing window provides lovely views over the garden and fills the room with natural light. The space is finished with soft carpet flooring and a stylish set of spotlights, creating a warm and welcoming atmosphere. Generously sized, this room can easily be adapted to suit a bedroom, home office, or relaxation area depending on your lifestyle.

### Basement Cellar

14' 8" x 12' 2" (4.48m x 3.72m)

The basement cellar, with direct access from the rear garden, offers an excellent additional storage facility. Well-lit and easily accessible, this versatile space provides a practical solution for keeping belongings safe and organized.







### **Front Garden**

The good-sized front garden is thoughtfully designed for low maintenance, featuring decorative chipping stones that add texture and visual appeal. A neat monoblock paved path leads gracefully to the front door, creating an inviting entrance that blends style with practicality.

### **Rear Garden**

The absolutely delightful rear garden is a true credit to the current owners, beautifully designed with a variety of decorative areas that create a charming and inviting outdoor space. A spacious decking area provides the perfect spot for relaxing or entertaining, while a large, well-maintained lawn offers plenty of open space. Stone-chipped sections add texture and interest, complemented by borders filled with vibrant plants and shrubs that burst with colour throughout the seasons. Mature trees and hedges surround the garden, providing privacy and a peaceful, secluded atmosphere. A side garden serves as a fantastic sun trap, featuring low-maintenance artificial grass—ideal for soaking up the sun in comfort. Fully enclosed for security, the garden also offers convenient access to the garage and the basement cellar, currently used for storage.

### **GARAGE**

#### **Single Garage**

The good-sized garage features a convenient up-and-over door and a rear door that provides direct access to the rear garden. Equipped with power supply, it offers versatile use—ideal for parking a vehicle or as additional storage space. This practical garage adds both functionality and convenience to the property.

### **DRIVEWAY**

#### **3 Parking Spaces**

The property features a large, spacious driveway paved with durable blockwork, providing parking for up to three vehicles. Designed for low maintenance, this driveway offers both convenience and practicality, making it an ideal addition to the home.







13 craigs road, edinburgh, EH12 8EH



Approx. Gross Internal Floor Area 1188 sq. ft / 110.37 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	





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