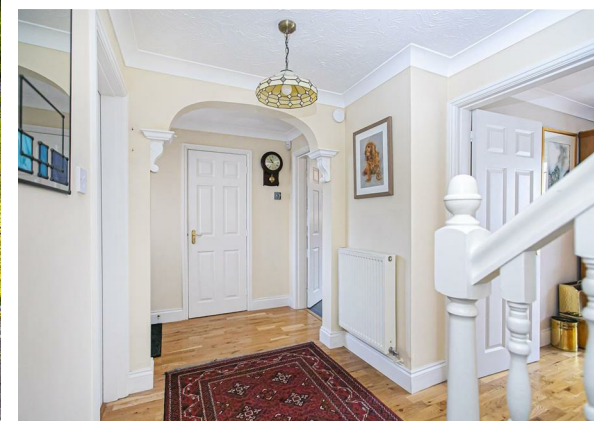




Morgans

PROPERTY

85 East Craigs Rigg, Edinburgh, EH12 8JA

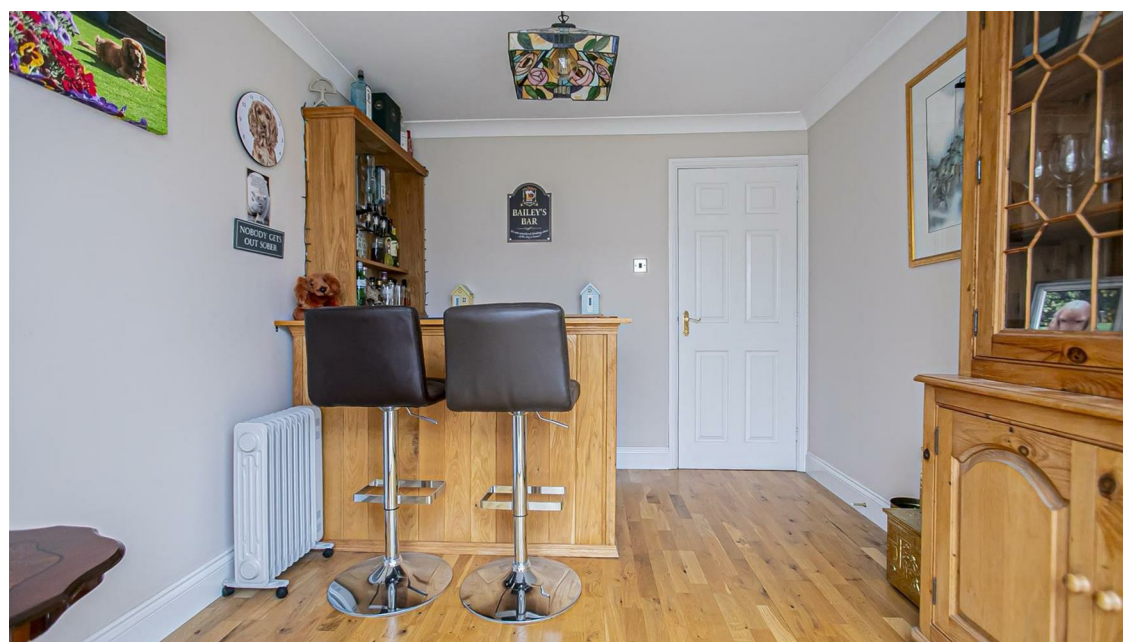
Offers Over £595,000

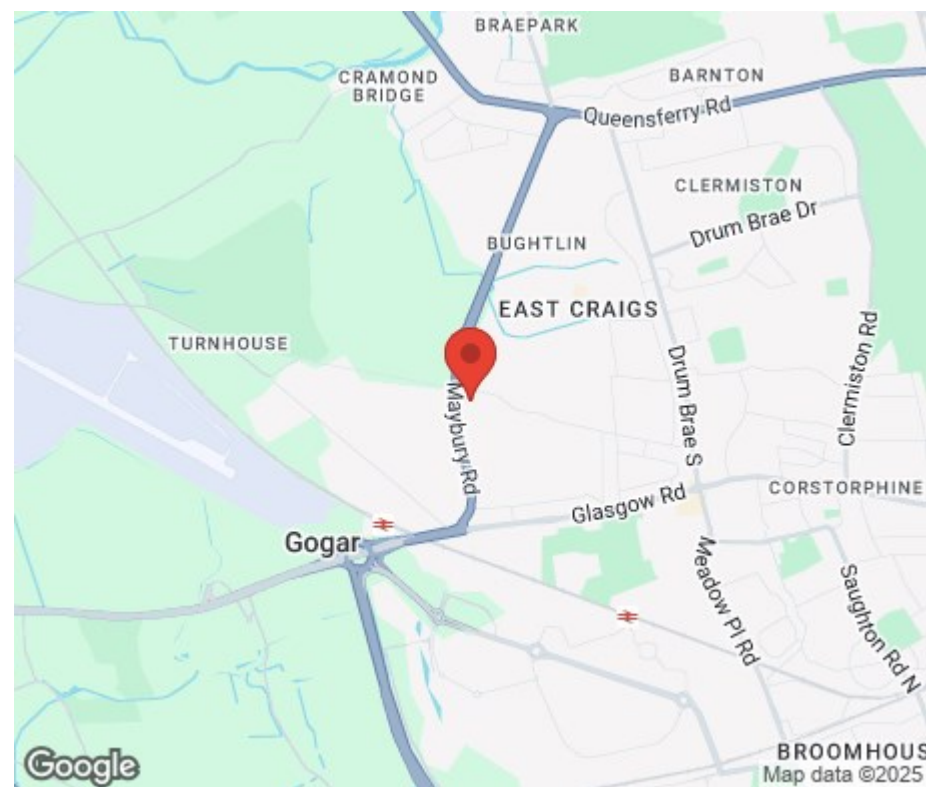






Morgans are delighted to bring to the market this impressive executive detached family home, offering exceptional living space and generous landscaped gardens and grounds, ideal for modern living and a super house for entertaining. This is a truly fantastic opportunity to acquire a versatile and gorgeous property in sought after location. The accommodation is a credit to the present owners being offered in move in condition and briefly comprising reception hallway, w.c facilities, front facing lounge, snug/family room, feature conservatory, modern dining kitchen and study. On the upper level there are four bedrooms with master en-suite and family bathroom. The garage has been converted to a gym with workshop/store room. The gardens are well maintained and enclosed to the rear with patio and seating areas, the grounds provide a child and pet safe environment. A truly idyllic haven. The front gardens are mature with double tarmac driveway and ample visitors parking. This property is double glazed with gas central heating.





## LOCATION

The well regarded East Craigs area is quietly tucked away yet is close to a wealth of amenities. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Neighbouring Corstorphine combines a village-like charm with excellent local amenities. There are a huge variety of shops, cafes, restaurants, specialist retailers, banks, doctors and dentists, together with a Tesco Extra supermarket and the close at hand Gyle Shopping Centre, boasting over 40 shops including an M&S) and various eateries. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, plus tennis, badminton and squash courts, whilst there is also easy access to football and cricket clubs, as well as local golf courses. Local leisure and recreational facilities include Edinburgh International Climbing Arena, Edinburgh Zoo, local golf clubs and an Odeon Cinema Complex. Also within easy reach are Cammo Estate, Corstorphine Hill, the Water of Leith and Cramond Shore. The area is well placed for private and local authority schooling. Erskine Stewart's Melville Schools, St George's School for Girls and Cargilfield Preparatory School are within easy reach and the property is within the catchment area for the highly regarded Corstorphine Primary and Craigmount High Schools.

## EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

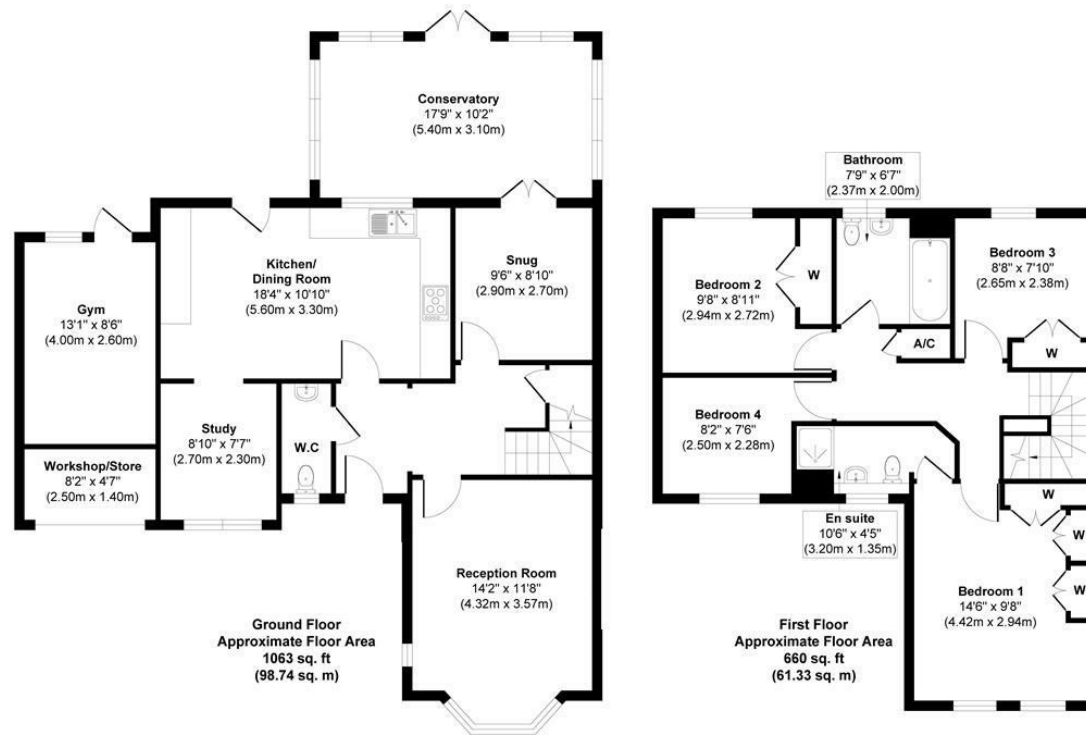
From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.







East Craigs Rigg, Edinburgh, EH12 8JA



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Approx. Gross Internal Floor Area 1723 sq. ft / 160.07 sq. m

Illustration for identification purposes only, measurements approximate, not to scale. Copyright  
Measurements taken exclude the bay windows and fitted wardrobes.

**Morgans**

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SOLICITORS | PROPERTY

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PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. No movable items will be included in the sale.