



6 East Craigs Wynd

CORSTORPHINE | EDINBURGH | EH12 8HJ



MURRAY
BEITH
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6 East Craigs Wynd is an exceptional and spacious, detached family home in an enviable cul-de-sac location. Forming part of a mature modern development the property features versatile accommodation well suited to modern family living.

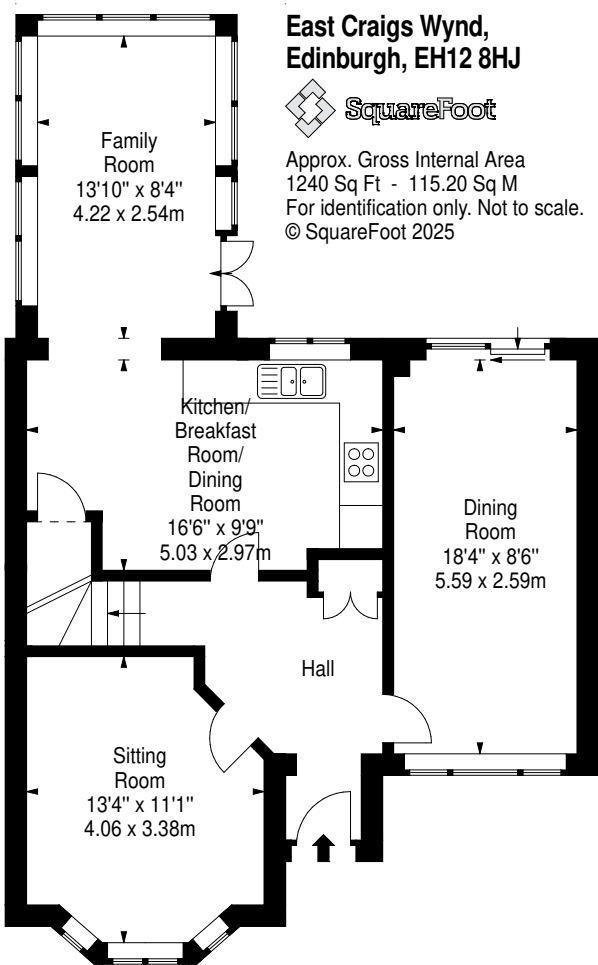
Welcoming entrance hall with storage cupboard; spacious living room with bay window; dining kitchen with wall mounted and floor standing units, integrated appliances and ample space for a table and chairs; family room with patio doors to the enclosed rear garden; dining room with door to the rear garden; master bedroom 1 with built-in-wardrobes and en-suite shower room; double bedroom 2 with built-in-wardrobe; bedroom 3 with built-in-wardrobe; family bathroom with a contemporary white three-piece suite comprising WC, wash hand basin and bath with shower over.

Front garden with lawn and mono-block driveway providing ample off-street parking. Enclosed rear garden with patio, lawn and garden shed.

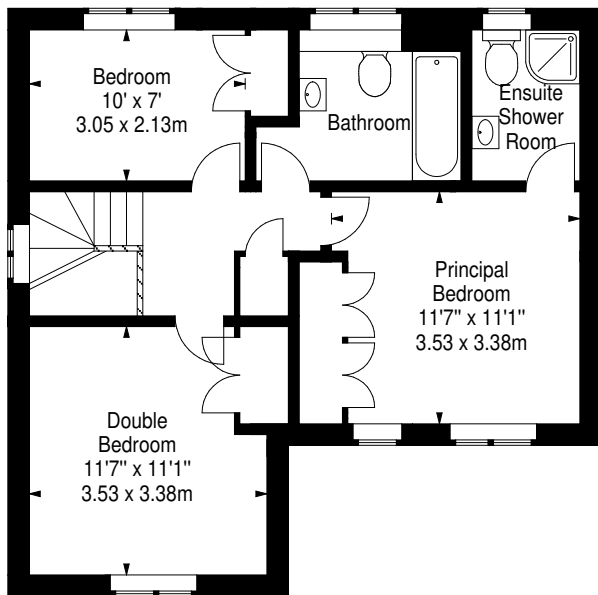
Gas Central Heating. Double Glazing.

All fixtures and fittings are included in the sale, whilst believed to be in working order no warranties will be given and are sold as seen. The integrated appliances include the fridge freezer, oven and hob, together with the dishwasher and washing machine all are included in the sale.





Ground Floor



First Floor



Location

The property is situated in the popular residential East Craigs Wynd is located in the popular Corstorphine area of Edinburgh, to the west of the City Centre. This is a popular residential area retaining a great village atmosphere with a vibrant high street and host of local amenities. Further shopping is to be found at the Gyle Shopping Centre and a Tesco Superstore is located nearby. Leisure and recreational facilities include Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo. Pleasant walks can be enjoyed up Corstorphine Hill with wonderful views across the city and on the seafront at picturesque Cramond with its coastal atmosphere. For the golf enthusiast The Royal Burgess, Turnhouse, Murrayfield and Bruntsfield golf courses are also within short distance. Buses run regularly to and from the city centre and surrounding areas. Edinburgh International Airport, the City Bypass and the major road networks of Central Scotland are all easily accessible.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.