



27 Stuart Park
EAST CRAIGS | EDINBURGH | EH12 8YD


warners
solicitors & estate agents



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CORSTORPHINE | EDINBURGH | EH12 8YD

Warners are delighted present this delightful two-bedroom terraced villa with private south facing landscaped rear garden and allocated parking, enjoying a quiet cul-de-sac setting within a well-established development in the ever-popular area of East Craigs. This property is offered to the market in excellent order, offering spacious, comfortable and well-planned accommodation on two levels, representing a super home for a single person, couple or small family or as an investment opportunity. Early viewing is recommended! The property comprises: -

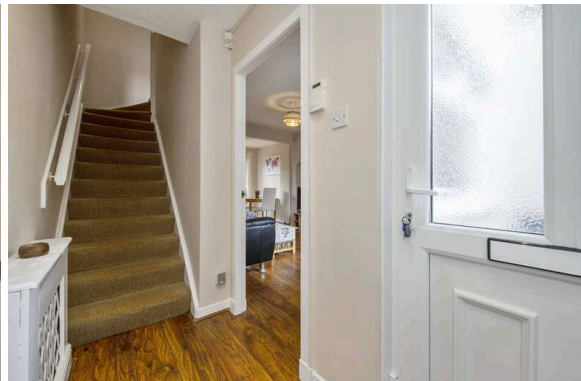
- Entrance hallway with storage
- Spacious light filled lounge with feature fireplace and generous under stair storage
- Contemporary fitted breakfasting kitchen, boasting a breakfast bar and patio door gives access to the rear landscaped garden
- Two double bedrooms (both integrated storage)
- Modern fully tiled shower room with WC
- Upper landing with hatch to attic
- Gas central heating
- Double glazing
- Private landscaped south facing rear garden, laid to astro with good sized stunning Indian sandstone patio area, making it perfect for outdoor entertaining
- One allocated private parking space and unrestricted street parking

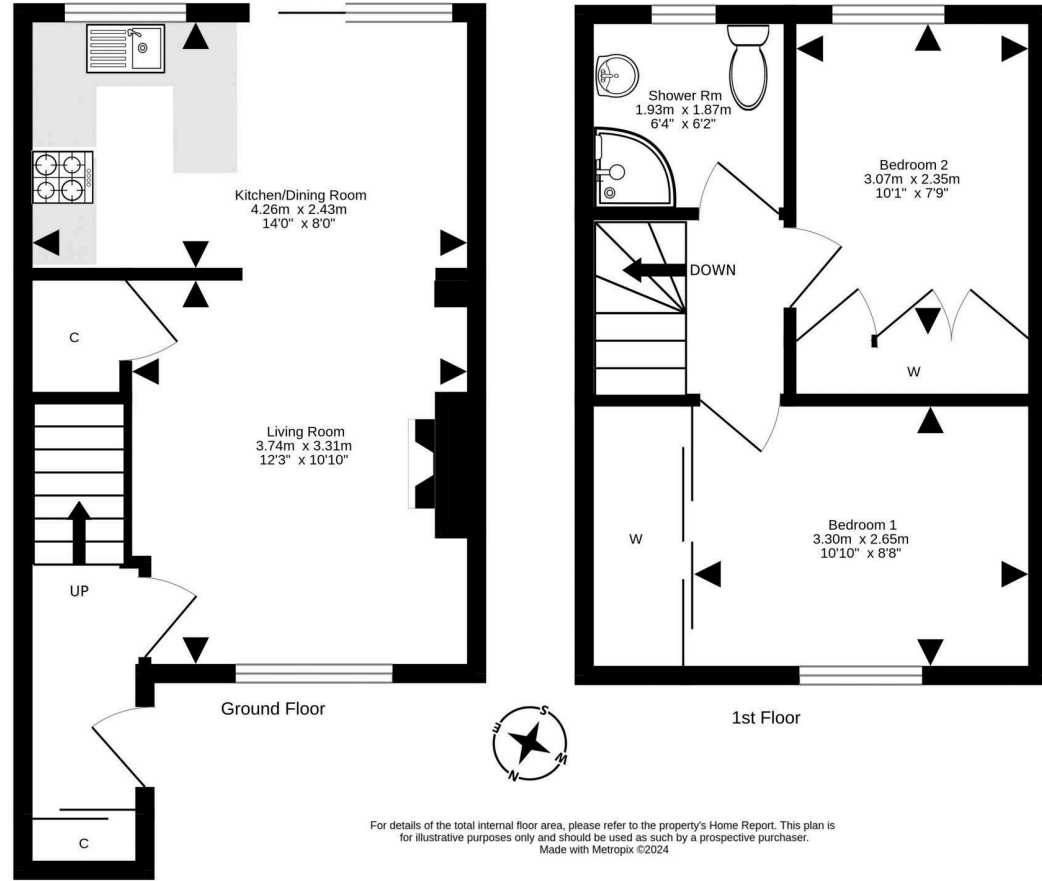
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated appliances including washing machine and fridge along with all blinds will be included in the sale of the property. EPC: C

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 is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, Sainsbury's and Scotmid. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, plus tennis, badminton and squash courts, whilst there's also easy access to football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular buses, a tram stop at Edinburgh Gateway, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.





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espc