



30 Craw Yard Drive, South Gyle  
SOUTH GYLE | EDINBURGH | EH12 9LU

  
**warners**  
solicitors & estate agents





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Most impressive terraced villa, forming part of an exclusive modern development with private garden and residents car park. Located within a much respected residential area and beautifully placed for quick access to excellent amenities, schools, the airport, tram stop and road and bus links.

This lovely property represents a fine home for a single person, couple or small family and boasts stylish contemporary interiors. The property comprises a welcoming entrance, bright living room with a feature staircase to the upper level, well appointed kitchen with ample space to accommodate a breakfast table and seating and access to the low maintenance and fully enclosed back garden. The ground floor accommodation is completed by a useful utility room and WC compartment. On the upper floor are two twin windowed double bedrooms, both with built-in wardrobes and the shower room which has a white suite and walk-in shower. Further benefits on offer include gas central heating, double glazing and residents car park.

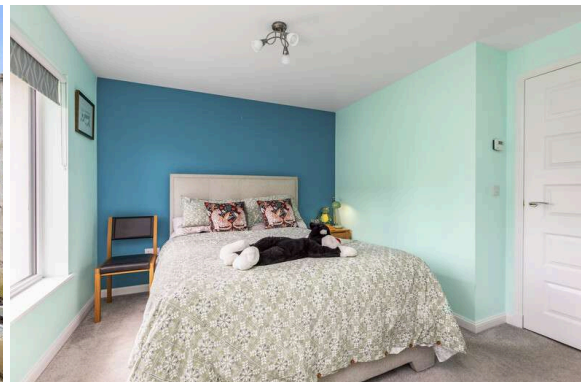
- Exclusive modern development.
- Two twin-windowed double bedrooms.
- Well-appointed kitchen.
- Enclosed rear garden.
- Excellent local amenities.
- Residents car park.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

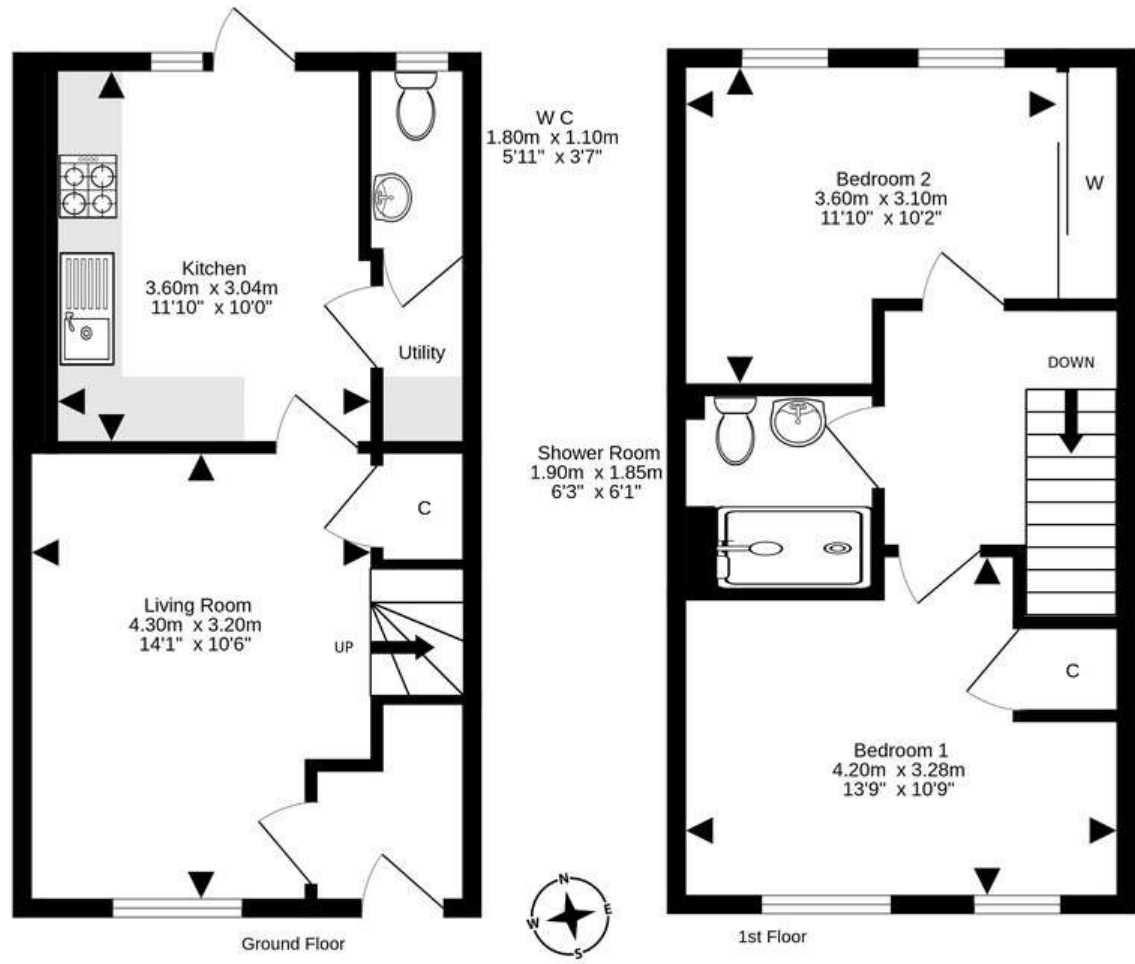
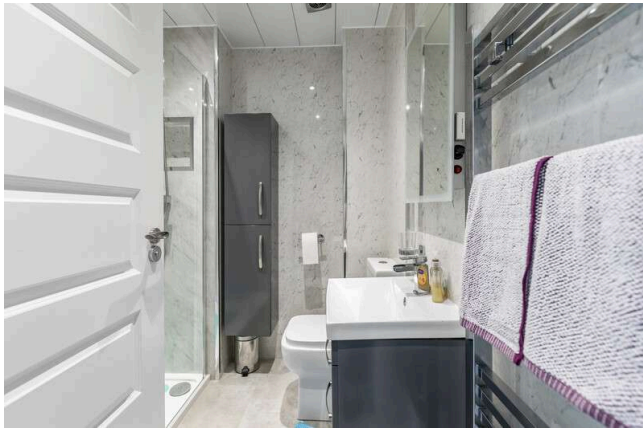


All integrated appliances including washer dryer as well as blind, curtains and TV in living room. EPC: B

The subjects are located in the highly regarded South Gyle area of Edinburgh, which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of amenities to be found at the nearby Gyle complex, which operates on a seven day a week basis and includes a large M&S and Morrisons. Further shops, banking and postal services can be found at adjoining Corstorphine, with Hermiston Gait just a short drive away. The property is also very conveniently placed for those working at the Edinburgh Business Park. Efficient tram and bus and rail services operate from the area and the city bypass, airport and main motorway networks are also within easy reach.







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