



5 West Craigs Crescent
CORSTORPHINE | EDINBURGH | EH12 8LY


warners
solicitors & estate agents





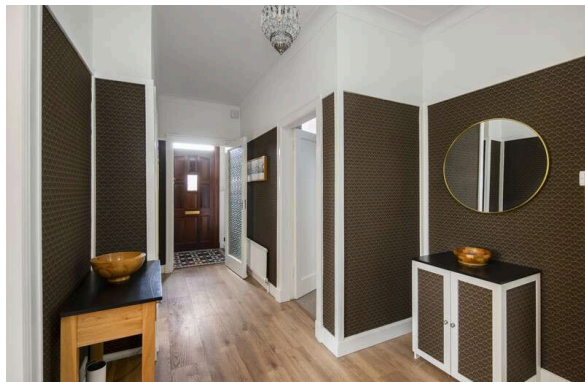
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Beautifully presented four bedroom detached bungalow, set upon a generous plot, with gardens to the front, side and rear, located on a quiet, popular street West Craigs Crescent to the West of the city centre near to the sought after Corstorphine and minutes from Edinburgh airport.

This excellent family home has previously been extended creating even more space to the rear of the property. The property comprises a bright and spacious open living area with kitchen/dining and living areas. The Kitchen currently comprises a breakfast bar, oven, gas hob and fan, dishwasher, dining area, fridge/freezer and patio doors that lead out to the back garden and patio area. There is a further utility room with washing machine and dryer, oven and hob and the boiler.

There is also a conservatory and further cosy snug/reception room with a gas fire and fireplace. Downstairs there are three well proportioned bedrooms, two with attractive bay windows and one with built in storage. Completing the accommodation downstairs is a shower room, with shower and wc. Upstairs there is a further bedroom with storage and a further shower room with wc. The property also benefits from a double garage and driveway, large gardens to the front, side and rear with patio and lawn areas and has ample storage throughout including eaves storage. Early viewing is highly recommended to avoid disappointment.



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





- Entrance vestibule
- Spacious open plan living
- Fitted Kitchen
- Four bedrooms
- 2 Shower rooms
- Utility room
- Double garage and driveway
- Generous private gardens
- Gas central heating and double glazing

Included in the sale: Oven, hob, dishwasher and fridge freezer in kitchen, and oven, hob, washing machine and tumble dryer in utility room.

EPC Rating F.



Offering a wealth of amenities, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. 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, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, 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 minutes away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station. In addition, Edinburgh Gateway is within easy reach of the property and affords convenient transit options with the tram for the city centre or airport, or the train for further afield throughout Scotland. By car, excellent road links connect to the city centre, Glasgow, Fife and the South.

