



87 Craigs Park
EAST CRAIGS | EDINBURGH | EH12 8UN


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Well presented four bedroom detached home, situated in a modern development, in the Corstorphine area, well placed for easy access to the City Centre, City bypass and Edinburgh Airport alike. The property is brought to market in move in condition and provides comfortable and light filled space, with stylish contemporary finishes and comes complete with an enclosed garden and with a single garage. Downstairs the property comprises an entrance hall, cosy living room with patio doors to the garden, fitted kitchen that currently comprises a fridge/freezer, double oven, gas hob, oven and fan, dishwasher, washing machine, wine rack and separate dining room. There is also a downstairs bedroom with a wc. Upstairs there are three further well-proportioned bedrooms, the master bedroom with built in wardrobes and completing the accommodation upstairs is the shower room. The property also benefits from on street parking, front and back gardens and a single garage. Early viewing is recommended!

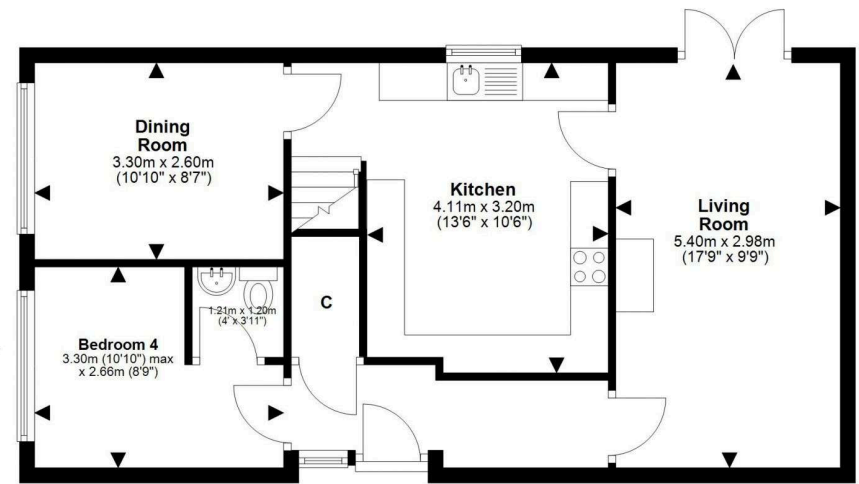
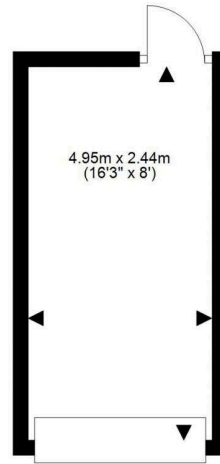
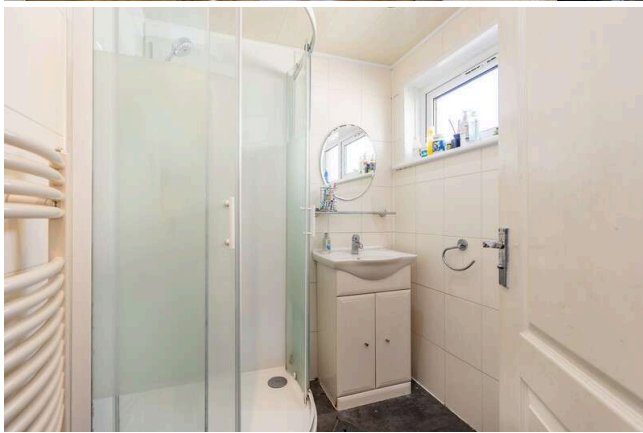
- Four bedroom detached home
- Four Bedrooms and Two reception rooms
- Well presented living room with patio doors to the garden
- Fully fitted kitchen
- Master bedroom with fitted wardrobes
- Shower room
- Downstairs WC
- Front and rear gardens and a single garage
- Gas central heating & double glazing

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

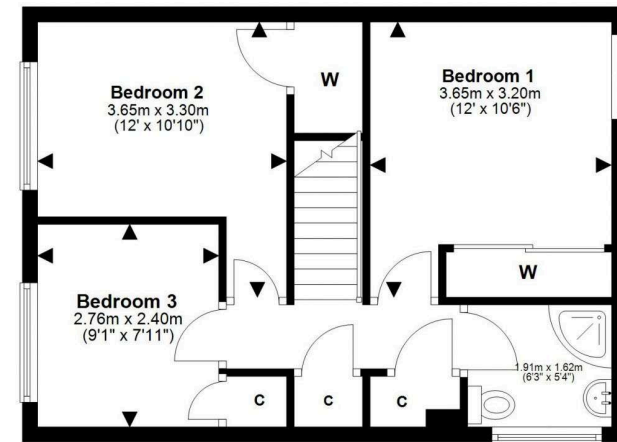


All integrated appliances will be included in the sale. EPC: C
Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. 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 a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links. Factors: £170 P/Y: James Gibb





Ground Floor



First Floor

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