



11 Caerlaverock Court, Craigievar Wynd
CORSTORPHINE | EDINBURGH | EH12 8GD


warners
solicitors & estate agents



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Viewing is a must of this superb, spacious semi-detached villa with garage tucked away within an enclosed, child-friendly courtyard, set in a quiet, residential cul-de-sac, in the desirable Corstorphine area, west of Edinburgh city centre. This fabulous property enjoys views to the Pentlands and boasts a contemporary, light and spacious interior over two floors, making this a perfect home for a range of buyers.

From the sunny lounge/dining room, one can enjoy a most pleasing, south-facing outlook across the well maintained, mature communal grounds through a large picture window, whilst a patio door accesses a small private elevated terrace with the same aspect. The modern kitchen features a range of fitted units with wood effect work surfaces along with a host of integrated appliances for modern living.

Upstairs are two generous sized double bedrooms, each with built-in storage space. A modern fully tiled bathroom, features a white stylish three piece suite with a waterfall style shower over the bath area and a chrome, ladder radiator. Further storage space is provided by cupboards off the hall, upper landing and the loft.

Externally there is a lawn to the front and to the rear there is an low maintenance Indian sandstone patio garden with a gate to the residents' street parking and a lock-up garage.

- Spacious semi-detached villa with garage in the desirable Corstorphine area
- Welcoming hallway with storage cupboard
- Light and spacious living room with feature fireplace, large picture window and sliding patio door gives access to private elevated terrace. There is also a good sized cupboard for extra storage.
- Modern well-equipped kitchen with integrated appliances
- Two double bedrooms with integrated wardrobe and storage cupboards
- Contemporary fully tiled bathroom with stylish three piece suite, waterfall style over bath and chrome ladder radiator.
- Private gardens to front and rear
- Lock up single garage
- Residents parking

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

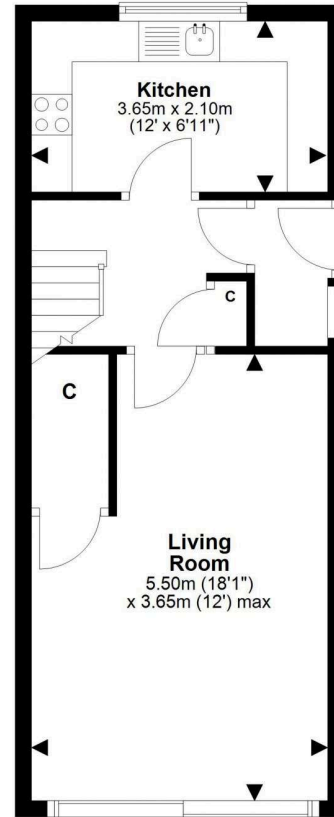
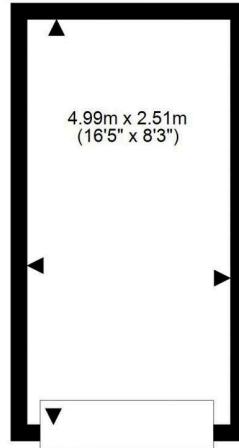


Property sold as seen. EPC: D
Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

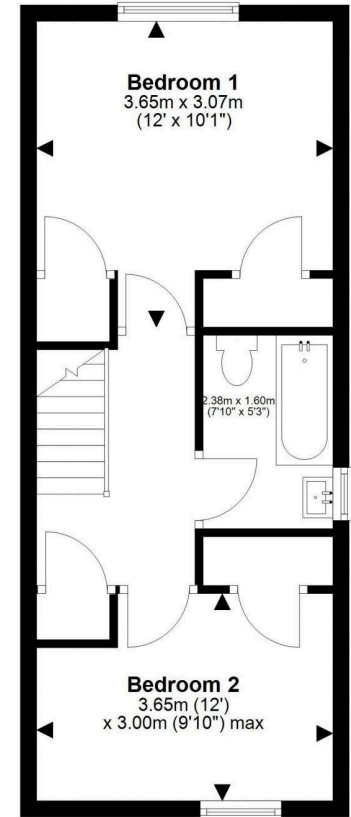
Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. 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 to the city centre, Glasgow, Fife and the South.

Factoring: Approx £60 P/Q - 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.