



98 Craigmount Avenue North  
CORSTORPHINE | EDINBURGH | EH12 8DN

  
**warners**  
solicitors & estate agents









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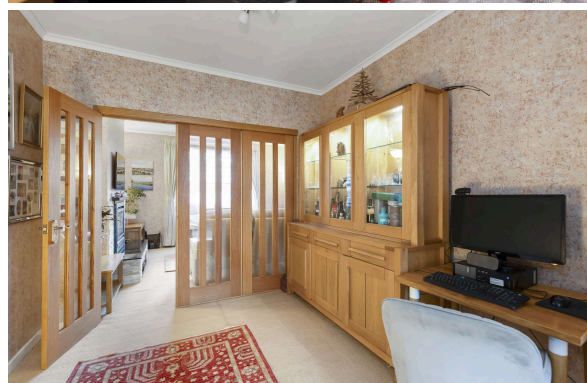
CORSTORPHINE | EDINBURGH | EH12 8DN

Beautifully presented and cleverly extended three bedroom semi-detached villa located in the popular Corstorphine area of Edinburgh with excellent local amenities and transport links. The house is tastefully decorated and has been modernised with many contemporary touches, benefiting from gas central heating, double glazing and sizeable garden to the rear and easily maintained front garden with driveway and integral garage with electrically operated door. The property comprises of three well proportioned bedrooms with fitted wardrobes, a modern bathroom with electric shower over bath and steam free backlit mirror with Bluetooth speaker, a handy downstairs shower room with corner cubicle, spacious living room with wood burning fire and mantle, beautifully appointed kitchen with integrated appliances and French doors that give access to the rear landscaped garden with lawn and patio seating area, flexible lounge/office and dining room. This superb property located in an excellent, sought-after location will appeal to a range of buyers and also benefits from fantastic storage options throughout including Ramsey ladder access to a fully floored and insulated attic.

Fitted blinds for the patio doors and windows are included in the sale. Kitchen appliances are available by separate negotiation.

EPC Rating C.

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









- Beautifully presented and extended semi detached villa
- Flexible layout
- Integral garage with electrically operated door, and driveway
- Easy maintenance front garden
- Sizeable rear garden laid to lawn with patio seating area
- Three double bedrooms with fitted wardrobes
- Beautifully appointed dining kitchen with French doors to rear garden
- Contemporary bathroom with shower over bath and back lit mirror
- Downstairs shower room with corner cubicle
- Living room with wood burning fire and mantle
- Dining room
- Family room/office
- Gas central heating
- Double glazing



Offering a wealth of amenities on the 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 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 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.









