

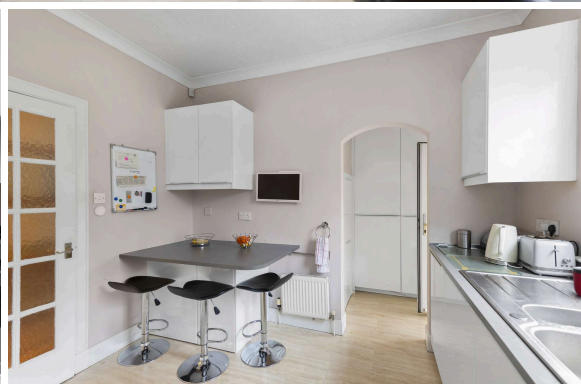


7 Craigs Crescent  
CORSTORPHINE | EDINBURGH | EH12 8HT

  
**warners**  
solicitors & estate agents







## 7 Craigs Crescent

CORSTORPHINE | EDINBURGH | EH12 8HT

Spacious and well presented detached extended bungalow offering flexible accommodation to five bedrooms set on a quiet residential street in the heart of Corstorphine. Surrounded by a wealth of excellent local amenities, quick transport links including an excellent bus service to and from the city centre and the Gyle, and first-rate local schools, this property will make an excellent family home. Externally the property benefits from a driveway to garage with remote controlled door access, large enclosed rear garden with garden room/ office, and easy maintenance front garden. The property itself boasts a bow windowed living room, modern fitted breakfasting kitchen with integrated appliances, a separate dining room with bright multi-paned sun room off, spacious bedrooms - three of which have en-suite facilities, and a contemporary family bathroom with vanity sink unit and electric shower over bath. Further benefits include double glazing, gas central heating and unrestricted on street parking. Viewing is recommended to fully appreciate the quality and size of accommodation on offer.

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







- Well presented detached bungalow
- Well presented throughout
- Flexible accommodation
- Entrance vestibule to welcoming L shaped hallway with storage
- Bow windowed living room with beautiful feature fireplace and decorative fire
- Modern fitted kitchen with integrated appliances
- Utility area with integrated appliances
- Dual aspect dining room with decorative fireplace
- Bright and spacious multi-pane sun room accessed from kitchen and dining room
- South west facing sun room giving access to large enclosed rear garden
- Flexible accommodation to five bedrooms
- Three bedrooms with en-suite facilities
- Family bathroom with vanity sink unit and electric shower over bath
- Fantastic storage options throughout
- Gas central heating
- Double glazing

- Easy maintenance large rear garden
- Summer house/office
- Easy maintenance front garden
- Driveway
- Garage with remote control entry system
- Unrestricted on street parking
- Electric car charging point
- 3 KW Solar panels on roof - return in excess Of £1500 per annum.

EPC Rating C

Council Tax Band F

Extras include washing machine, fridge, freezer, tumble dryer, dishwasher, electric hob, 2 oven electric cooker, microwave, blinds and curtains. Other items of furniture may be available by separate negotiation.





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.









