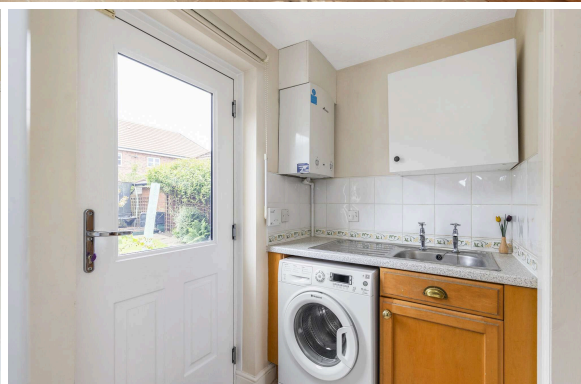




75 East Craigs Rigg  
EAST CRAIGS | EDINBURGH | EH12 8JA

  
**warners**  
solicitors & estate agents





## 75 East Craigs Rigg

East Craigs | Edinburgh | EH12 8JA

Warners are delighted to present this impressive detached four-bedroom family home, offering exceptional living space and a generous garden - ideal for modern family life.

Upon entering, you are welcomed by a bright hallway complete with a convenient WC and under-stair storage. The bay-windowed lounge is a wonderfully inviting space, featuring a charming fireplace, and soft carpeting. A flexible reception room flows beautifully into a sun-drenched sunroom. French doors open directly onto the rear garden, creating a perfect indoor-outdoor living experience. The breakfasting kitchen is well-appointed with a range of wall and base units and leads through to a practical utility room. Beyond this lies a further family room, a superbly adaptable space that could serve as a playroom, dining room, or home cinema.

Upstairs, the upper landing leads to four well-proportioned bedrooms. The spacious master bedroom boasts three built-in wardrobes and a sleek ensuite shower room. Bedrooms two and three are generous doubles, each with integrated storage, while bedroom four provides a perfect single bedroom, nursery, or home office. A modern family bathroom completes the internal accommodation, fully tiled and fitted with a three-piece suite, mains-powered shower over the bath, vanity unit, and WC.

Externally, the property benefits from a single car garage with power and a private driveway. The expansive rear garden features a lovely patio area, perfect for entertaining or relaxing outdoors. This is a truly fantastic opportunity to acquire a versatile and spacious home in a family-friendly location.

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





The well regarded East Craigs area is quietly tucked away yet is close to a wealth of amenities. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient.

Neighbouring Corstorphine combines a village-like charm with excellent local amenities. There are a huge variety of shops, cafes, restaurants, specialist retailers, banks, doctors and dentists, together with a Tesco Extra supermarket and the close at hand Gyle Shopping Centre, boasting over 40 shops (including an M&S) and various eateries.

For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, plus tennis, badminton and squash courts, whilst there's also easy access to football and cricket clubs, as well as local golf courses. Local leisure and recreational facilities include Edinburgh International Climbing Arena, Edinburgh Zoo, local golf clubs and an Odeon Cinema Complex. Also within easy reach are Cammo Estate, Corstorphine Hill, the Water of Leith and Cramond Shore.

Schooling is well presented from nursery to senior level and for those needing to travel

further afield for work or leisure. The area is well placed for private and local authority schooling. Erskine Stewart's Melville Schools, St George's School for Girls and Cargilfield Preparatory School are within easy reach and the property is within the catchment area for the highly regarded Corstorphine Primary and Craigmount High Schools.

#### Property Features:

- Detached 4-bed family home
- Large landscaped rear garden
- Multiple versatile living spaces
- Sunroom with garden access
- Master with ensuite & triple wardrobes
- Close to top local schools



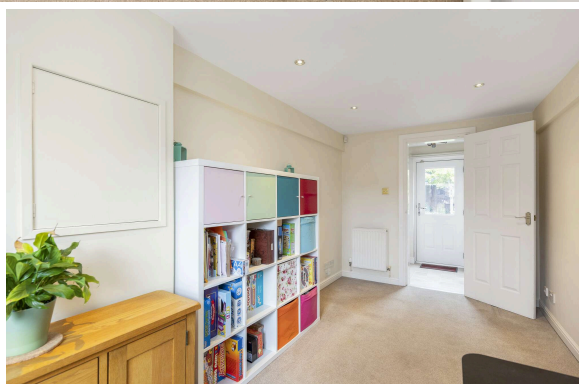
Edinburgh Airport is a 10-minute drive away. The area is also served by regular buses, a tram stop at Edinburgh Gateway, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.

The area is perfect for the commuter as the City Bypass is close at hand together with access to the M8 and M9 Motorways, the Forth Road Bridge and Edinburgh International Airport.

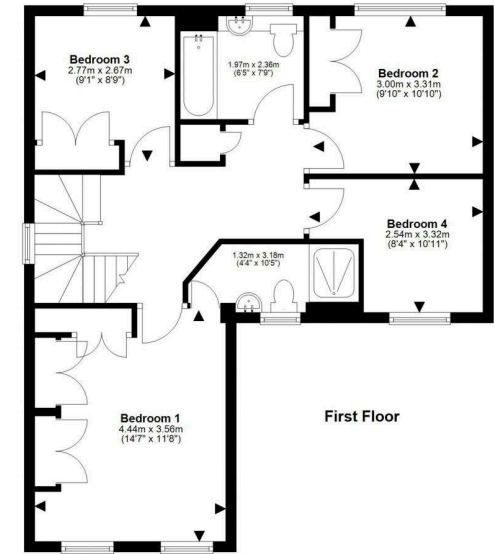
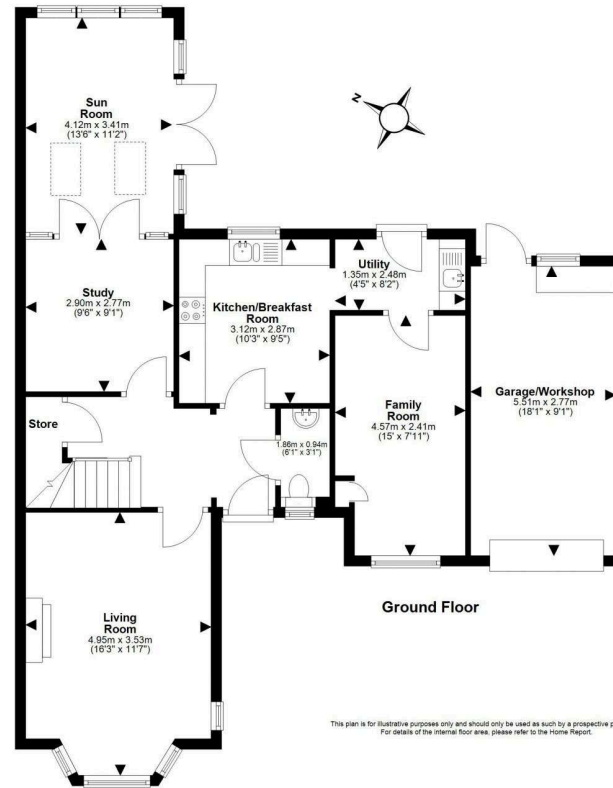
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Extras include: All fittings, fixtures and integrated kitchen appliances (including oven, hob, extractor, dishwasher, fridge/freezer and washing machine).

Factor Fees: Approx £13 per month plus £25 float deposit, payable to 91BC Property Factors, Glasgow.







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