



39/1 Craw Yard Drive
SOUTH GYLE | EDINBURGH | EH12 9LU


warners
solicitors & estate agents



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Immaculately presented ground floor apartment forming part of an exclusive modern development located within a much respected residential area and well placed for quick access to excellent amenities, schools, the airport, tram stop and road and bus links. This lovely property represents a ideal home for a single person, couple or small family and boasts stylish contemporary interiors. The property comprises a welcoming entrance hallway with deep cloaks/storage cupboard, bright living/dining/kitchen allowing an abundance of natural light through multiple panes. The well appointed kitchen area is fitted with high gloss modern units and a range of integrated appliances and there is ample space for dining and relaxing. Both bedrooms are generous doubles and the principal benefits from integrated storage and an en-suite shower room with electric shower. The contemporary bathroom with mains shower over bath completes the accommodation. Further benefits on offer include gas central heating, double glazing, security entry system and residents' parking.

- Immaculately presented ground floor apartment
- Open plan living/dining/kitchen
- Modern units with a range of integrated appliances
- Two double bedrooms, principal en-suite and fitted wardrobes
- Contemporary bathroom with mains shower over bath
- Gas central heating
- Double glazing
- Good storage options
- Security entry system
- Secure bike store
- Residents' parking

Included in the sale will be the light fittings, curtains, blinds, and integrated appliances.

Energy Rating C. Council Tax band D. Factor fee £75 per month approx.

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



The subjects are located in the highly regarded South Gyle area of Edinburgh, which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of amenities to be found at the nearby Gyle complex, which operates on a seven day a week basis and includes a large M&S and Morrisons. Further shops, banking and postal services can be found at adjoining Corstorphine, with Hermiston Gait just a short drive away. The property is also very conveniently placed for those working at the Edinburgh Business Park. Efficient tram and bus and rail services operate from the area and the city bypass, airport and main motorway networks are also within easy reach.



