



## 40 Craigmount View, Edinburgh, EH12 8BT

### Description

Attractive, extended detached bungalow which has extensive private gardens, driveway to the side and a garage and offers excellent potential. The loft was historically converted a number of years ago to add additional bedrooms. It also benefits from gas central heating and UPVC double glazing.

The generous family accommodation comprises:

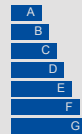
- Vestibule
- Entrance hall with storage cupboard
- Two bay windowed front facing double bedrooms
- Rear facing sitting / dining room with large window and direct garden access
- Family bathroom with partially tiled walls, WC, wash basin and bath with shower over
- Fitted kitchen with a range of wall and base mounted units with laminate worktops and appliances including electric hob with extractor hood and electric double oven
- Separate utility room with further units, sink, washing machine and housing the gas central heating boiler
- Upstairs there are two further bedrooms, one of which has an ensuite shower room; there is also further storage within the eaves



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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### Outside & Gardens

Landscaped rear garden designed for low maintenance and with borders planted with established shrubs. Single garage with up and over door, power and lighting. There is a private front garden and driveway to the side with ample space for two to three cars.

### Location

The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops can be found nearby at Drum Brae with further shops, banking facilities and other social amenities nearby at St John's Road. There is also a Tesco Extra nearby, new Lidl supermarket off Gylemuir Road and the Gyle Shopping Centre is only a few minutes drive. Recreational facilities in the area include Drum Brae Leisure Centre, the David Lloyd Leisure club and Corstorphine Hill provides a choice of pleasant walks. It is also well located for motorway connections and Edinburgh airport. Excellent regular bus services to the City Centre are within a short walk. It is in the catchment area for East Craigs Primary School and Craigmount Secondary School, both of which are only a short walk from the property.

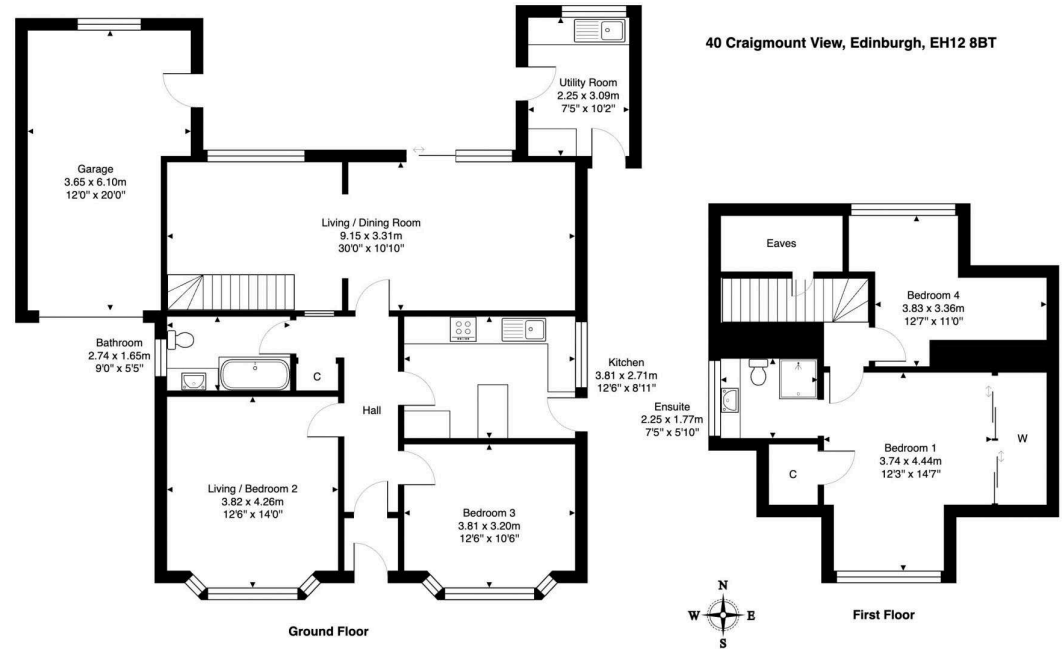
### Extras

The fixed floor coverings, blinds, curtains, light fittings and the kitchen appliances are included in the sale.









Total Area: 159.1 m<sup>2</sup> ... 1713 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.

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Offers can be submitted in writing, fax or email:

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