



4 Lennie Cottages, Edinburgh, EH120BB

Description

Attractive and well-presented stone-built cottage style property with private front and rear gardens. The property is situated close to the Airport and has excellent transport connections from a commuting perspective. It has a scenic semi-rural location with pleasant countryside views and also towards Turnhouse Golf club. The property also has gas central heating, with a modern combi boiler fitted recently (2022) and UPVC double glazing.

The generous accommodation comprises:

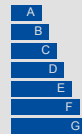
- Entrance hall with stripped wood floors, coat hooks and shelving
- Spacious front facing double bedroom with storage cupboard and stripped wood flooring, cornicing and ceiling rose
- The traditionally styled bathroom is partially tiled and fitted with a WC, bath with shower over and wash basin with vanity unit
- Generous living / dining room with stove / log burner with decorative surround and staircase to the first floor
- Fitted kitchen with a range of white farmhouse style units, solid wood worktops with Belfast sink and appliances including electric hob, electric fan oven, washing machine, fridge freezer and dishwasher
- Upstairs there are two further good-sized bedrooms, both of which have dormer windows and pleasant views



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

There are mature gardens to the front and rear of the property planted with a variety of shrubs and with patio areas, for sitting out and enjoying the sunshine. It also has three sheds, with scope to have a garden office and providing excellent outside storage.

Location

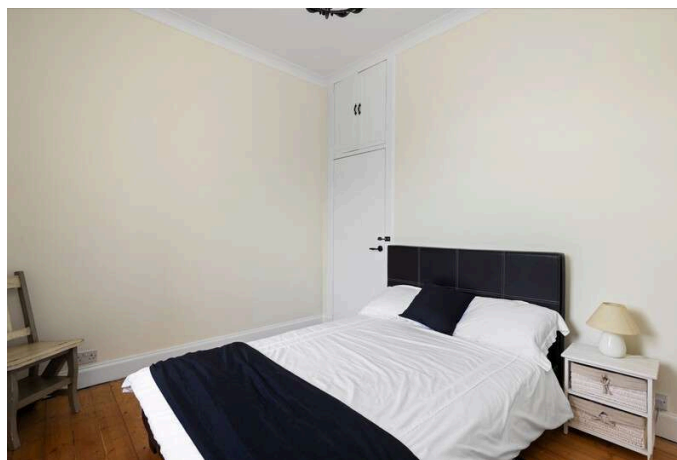
West Craigs is situated on the western edge of Corstorphine about three miles west of Edinburgh City Centre. Local shops can be found nearby at Drum Brae with further shops, banking facilities and other social amenities nearby at St John's Road. There is also a Tesco Extra nearby, new Lidl supermarket off Gylemuir Road and the Gyle Shopping Centre is only a few minutes' drive. Recreational facilities in the area include the David Lloyd Leisure club, Drum Brae Leisure Centre and Corstorphine Hill and Cammo Estate provide 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 also has a tram and train station nearby at Edinburgh Gateway. The property is in the catchment area for Corstorphine Primary School and Craigmount Secondary School.

Extras

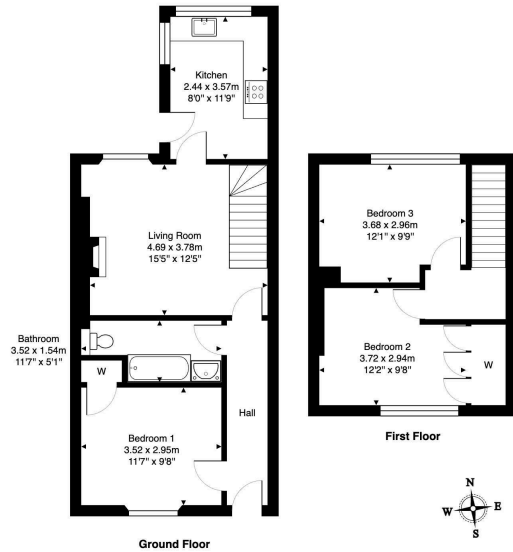
The fixed floor coverings, blinds, light fittings, kitchen appliances and curtains are included in the sale.

Council tax

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



4 Lennie Cottages, Edinburgh, EH12 0BB



Total Area: 77.3 m² ... 832 ft²
All measurements are approximate and for display purposes only.



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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