



## 84 Craigmount Avenue North, Edinburgh,

### Description

Beautifully presented and substantially extended detached bungalow which has extensive private gardens, two driveways and a garage. It is in excellent order throughout and in true move in condition. The property has planning consent to expand the upstairs accommodation further and add a shower room. It also benefits from gas central heating and UPVC double glazing.

The generous family accommodation comprises:

- Vestibule
- Entrance hall with staircase
- Spacious living room with windows to the front and side, decorative cornicing and ceiling rose and feature fireplace
- The dining room lies between the living room and kitchen, meaning that the flow of these rooms works really well
- Modern fitted kitchen with a range of wall and base mounted slate grey units with laminate worktops with inset stainless steel sink and integrated appliances including electric induction hob with extractor hood and electric fan oven
- Generous sitting room to the rear with a feature bar area and sliding patio doors to the rear garden
- Large family bathroom with partially tiled walls, WC, wash basin, bath and separate shower enclosure
- Principle bedroom with tiled modern en-suite shower room with fitted furniture, wash basin and WC
- Second good sized downstairs bedroom
- Upstairs there is a large double bedroom with Velux window and further window overlooking the rear garden; 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.

[WWW.DMDLAW.CO.UK](http://WWW.DMDLAW.CO.UK)

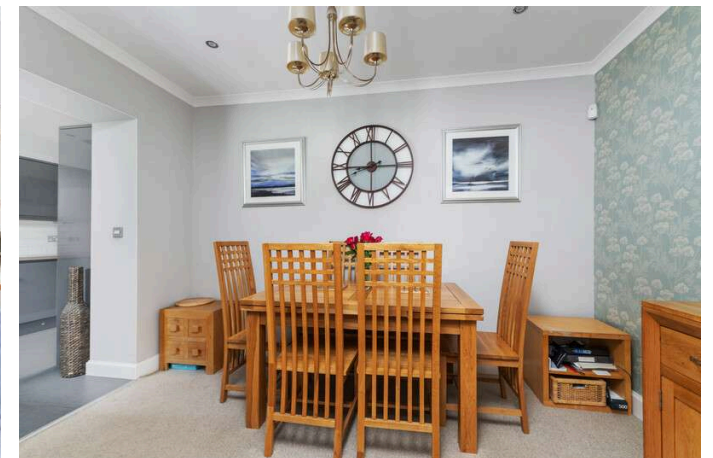


EPC RATING  
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### Outside & Gardens

Landscaped mature rear garden which is pleasantly landscaped with a lawn and well stocked borders. 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 cars. There is a separate driveway and garage accessed from Craigmount Way.

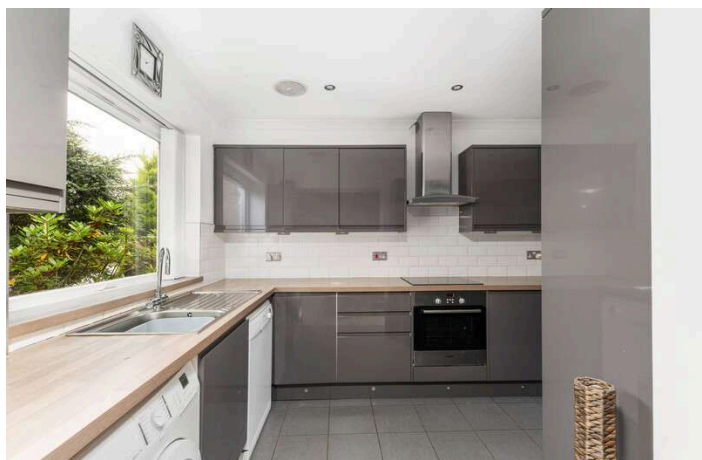
### Location

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.

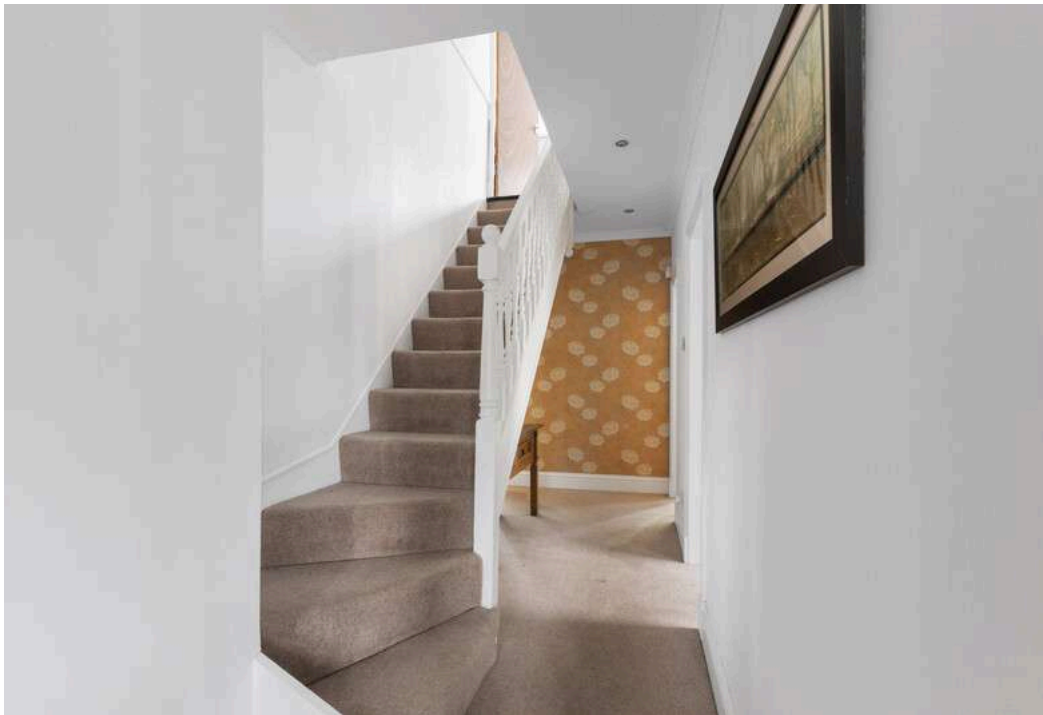
### Extras

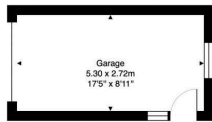
The fixed floor coverings, blinds, light fittings and the integrated kitchen appliances are included in the sale. The freestanding kitchen appliances are available by separate negotiation.

Council tax - Band G

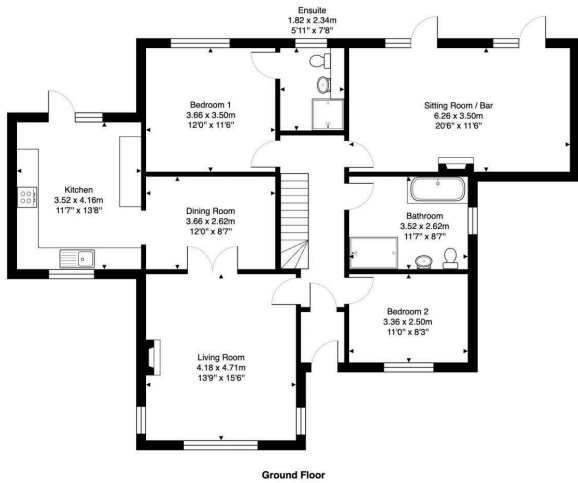








84 Craigmount Avenue North, Edinburgh, EH12 8DL



Ground Floor



First Floor



Total Area: 168.5 m<sup>2</sup> ... 1814 ft<sup>2</sup> (excluding garage)  
 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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