



21 Craigs Avenue, Edinburgh, EH12 8HS

Description

Attractive detached bungalow occupying a generous plot, including a south facing mature rear garden and with plenty of scope to extend into. The property has an extensive cellar and large loft and could be extended to create accommodation over three floors. The property also has a private driveway with car port, gas central heating and double glazing. The property has excellent potential to be an ideal family home.

The accommodation comprises:

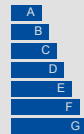
- Vestibule leading into the entrance hall, which has a storage cupboard
- Rear facing living room with feature fireplace with marble hearth and original surround and pleasant views of the rear garden
- Three spacious double bedrooms
- Partially tiled shower room with WC, wash basin with vanity unit and shower enclosure with mains pressure shower
- Fitted kitchen with a range of units with laminate worktops with inset stainless-steel sink. The appliances include a gas hob with extractor hood, oven, fridge and washing machine
- Large cellar / workshop on the lower ground level
- The large attic has been lined and floored and has scope to be converted into an additional bedroom



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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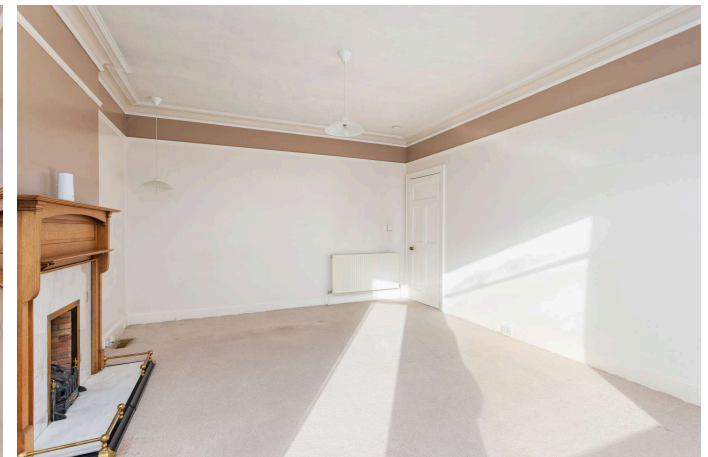


EPC RATING
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Outside & Gardens

There is an extensive, mature garden with southerly aspect to the rear of the property which is mostly laid to lawn with a paved patio area. There are two mature apple trees, which provide a crop each year. The greenhouse and summerhouse are included in the sale. There is a driveway and car port to the side of the property. The front garden has been designed for low maintenance.

Location

The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops, banking facilities, restaurants, takeaways and other social amenities can be found nearby at St John's Road. There is also a Tesco Extra, 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. The property is in the catchment area for Corstorphine Primary School and Craigmount Secondary School, both of which are only a short walk from the property.

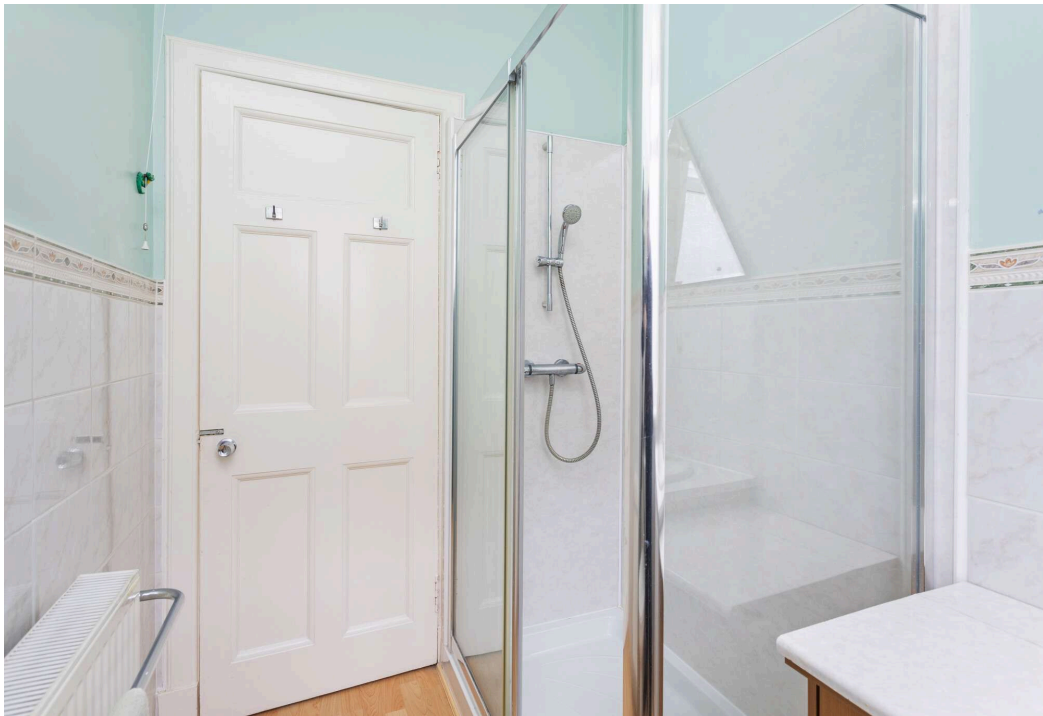
Extras

The fixed floor coverings, curtains, kitchen appliances and light fittings are included in the sale. As the property forms part of an executry estate, the standard warranties for the appliances and central heating are excluded.

Council Tax - Band F



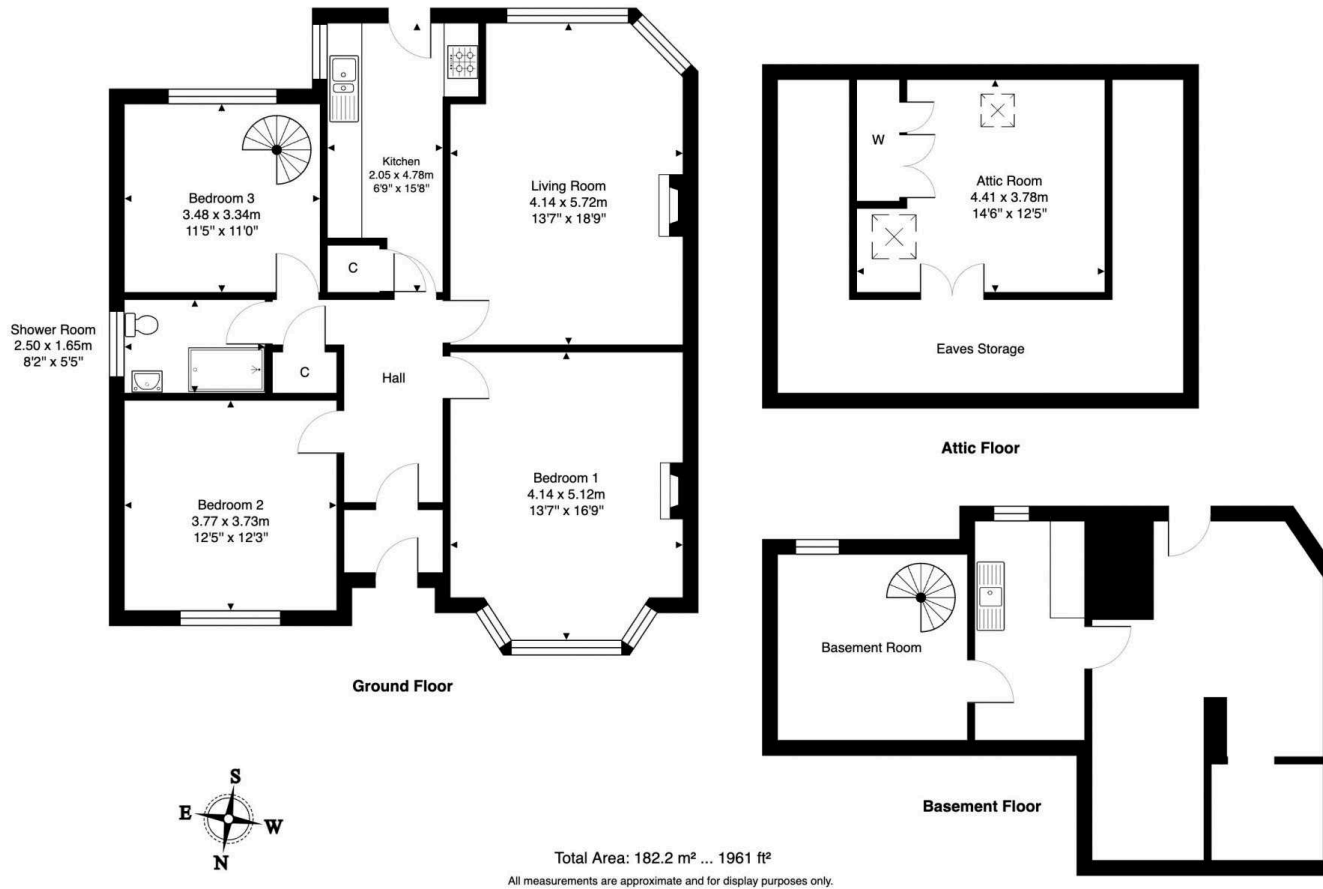








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DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents
22 St. John's Road, Corstorphine, EH12 6NZ
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: property@dmdpartnership.co.uk

T: 0131 316 4666

www.dmdlaw.co.uk

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