



13 Craigmount Grove North, Edinburgh, EH12 8BX

Description

Attractive detached bungalow which has been extended to the rear and which also benefits from a loft conversion to create additional bedrooms. The property has excellent potential and would make an ideal family home. It has a well-tended west facing garden to the rear. It has gas central heating with a modern combi boiler, UPVC double glazing, driveway, garage and private front and rear gardens.

The generous family accommodation comprises:

- Vestibule housing electricity meter and fuse box
- Entrance hall with storage cupboard
- Two spacious bay windowed double bedrooms to the front with built-in wardrobes
- Downstairs shower room with bidet, fitted furniture with inset wash basin, large shower enclosure with Mira electric shower and heated towel rail
- Separate WC
- Large rear facing living room with living flame gas fire; the room opens into the garden room which has lovely views of the garden and a southerly aspect
- Fitted kitchen with beech wood effect wall and base mounted units, laminate granite effect worktops with inset stainless-steel sink and appliances including gas hob, dishwasher, fridge freezer and washing machine
- Upstairs there are two further good-sized double bedrooms; both of which have dormer windows and 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 with westerly aspect and planted with lawn and borders stocked with mature shrubs. The front garden designed for low maintenance. The driveway leads to the garage, which has power and lighting.

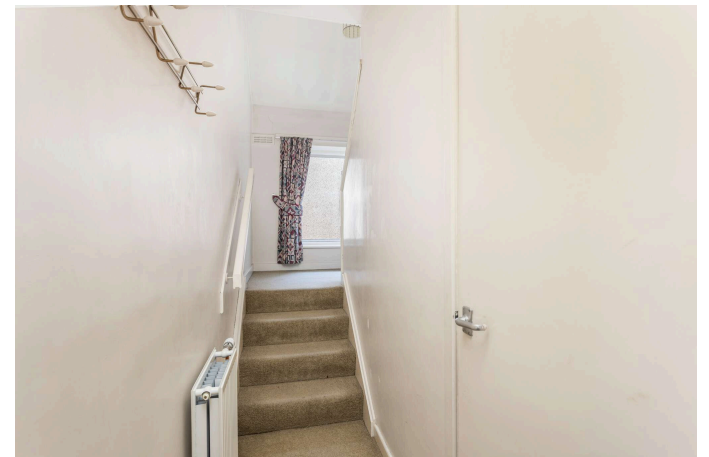
Location

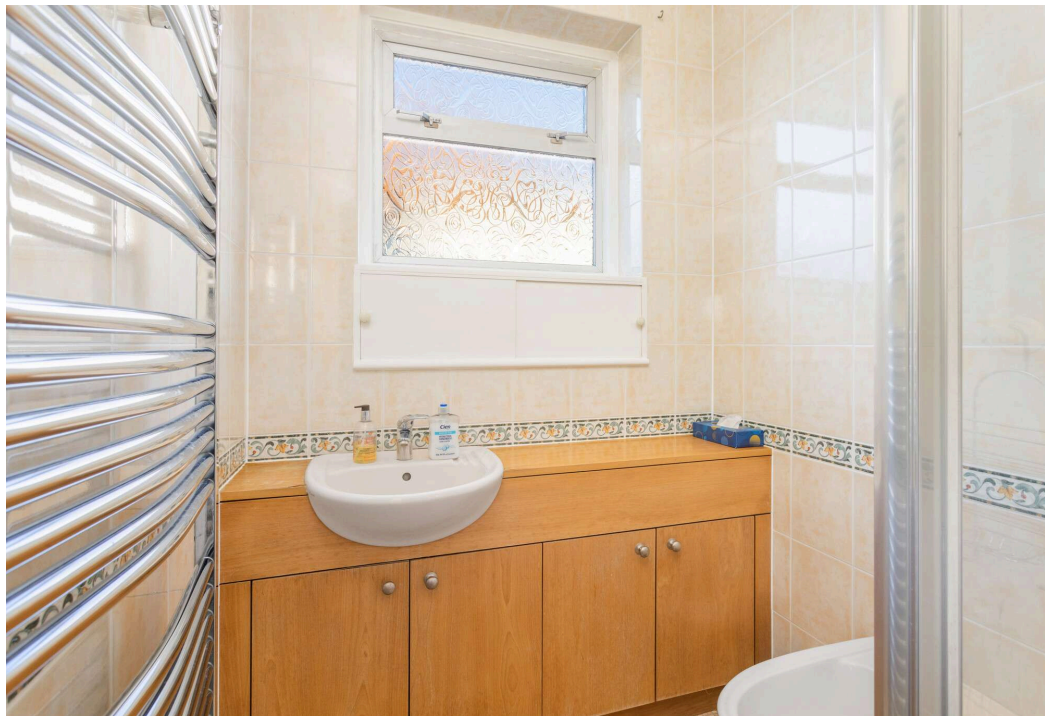
The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops can be found nearby at Drum Brae with further shops, banking facilities and other social amenities nearby at St John's Road. There is also a Tesco Extra nearby, 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. As the property forms part of an estate, all warranties are excluded.

Council Tax - Band G





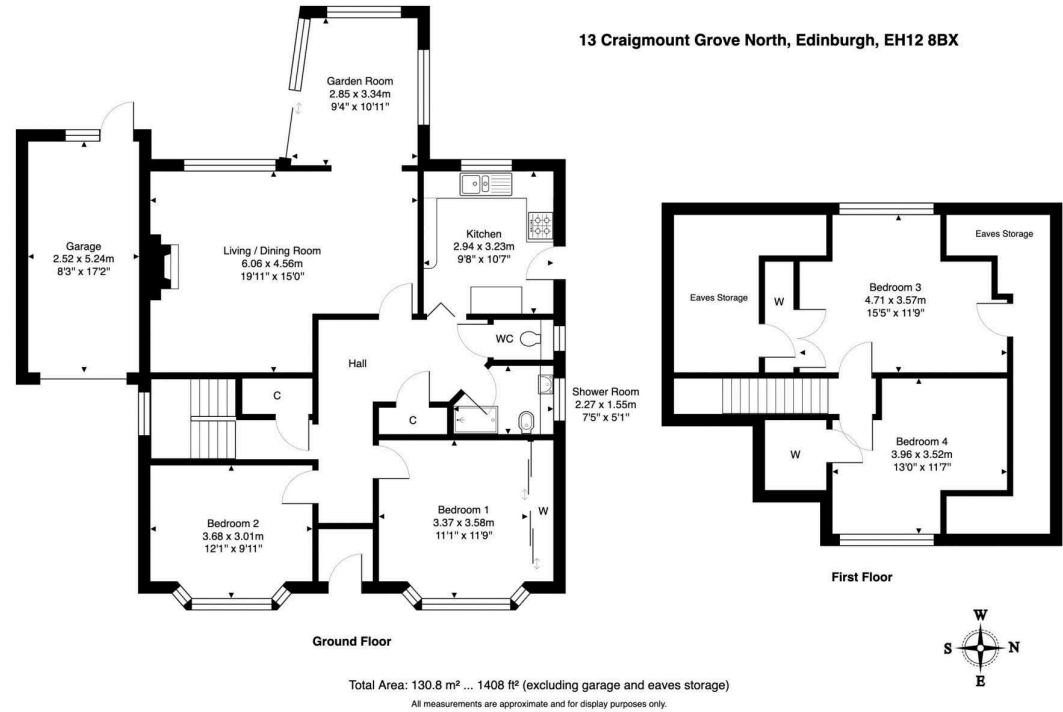








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DMD SOLICITORS & ESTATE AGENTS

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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