



33 Craigmount Gardens, Edinburgh, EH12 8EB

Description

Attractive three-bedroom detached bungalow which benefits from a loft conversion to create a useful additional space which could be used as a home office / store room. The property has excellent potential and would make an ideal family home. It has a well-tended south facing garden to the rear. It has gas central heating, double glazing, driveway and private front and rear gardens.

The generous family accommodation comprises:

- Vestibule housing the electrical consumer unit
- Entrance hall with storage cupboard
- Generous living room with cornicing and door providing access to the rear garden
- Front facing double bedroom with built-in mirrored wardrobes and fitted carpet
- Further good sized front facing double bedroom with picture window and further window to the side (currently in use as a dining room)
- Modern shower room with WC, wash basin with vanity unit and large shower enclosure with multi panel / wall board and Mira electric shower
- Rear facing double bedroom with built-in wardrobes and fantastic views
- Kitchen/ dining room fitted with wall and base mounted units with laminate worktops with inset composite sink and appliances including gas hob with extractor hood, electric fan oven, washing machine and dishwasher
- Staircase to the floored store room / home office



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

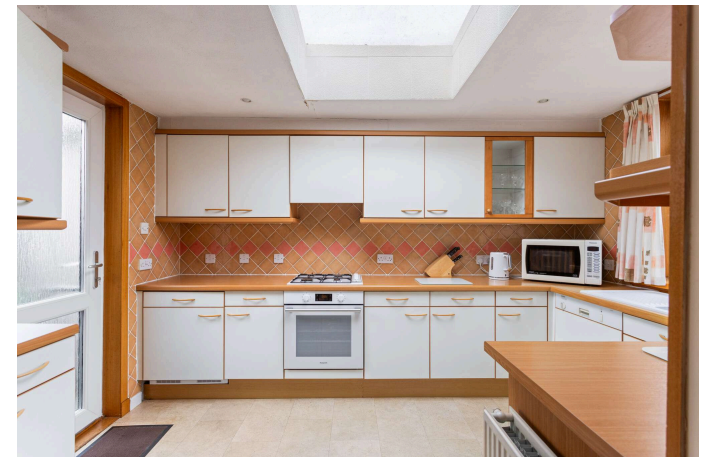


EPC RATING
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Outside & Gardens

The rear garden, which has side access, has an elevated paved patio, lawn and two garden sheds. There is also an external storage cupboard. There is a private front garden and monoblocked driveway.

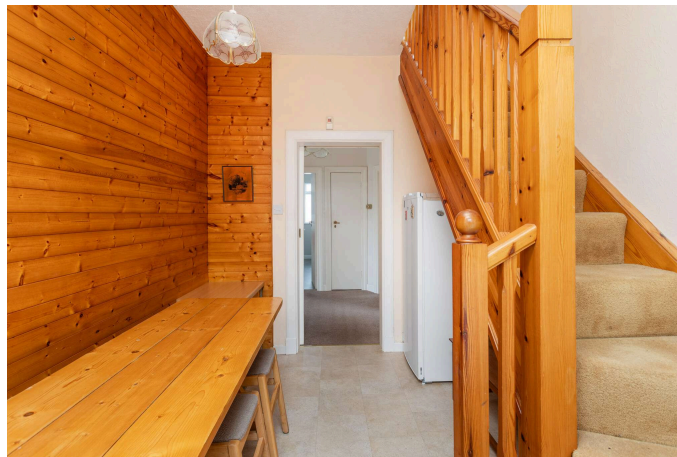
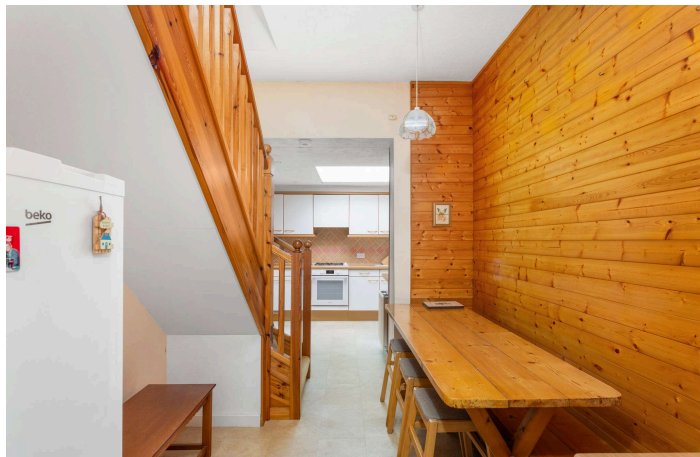
Location

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.

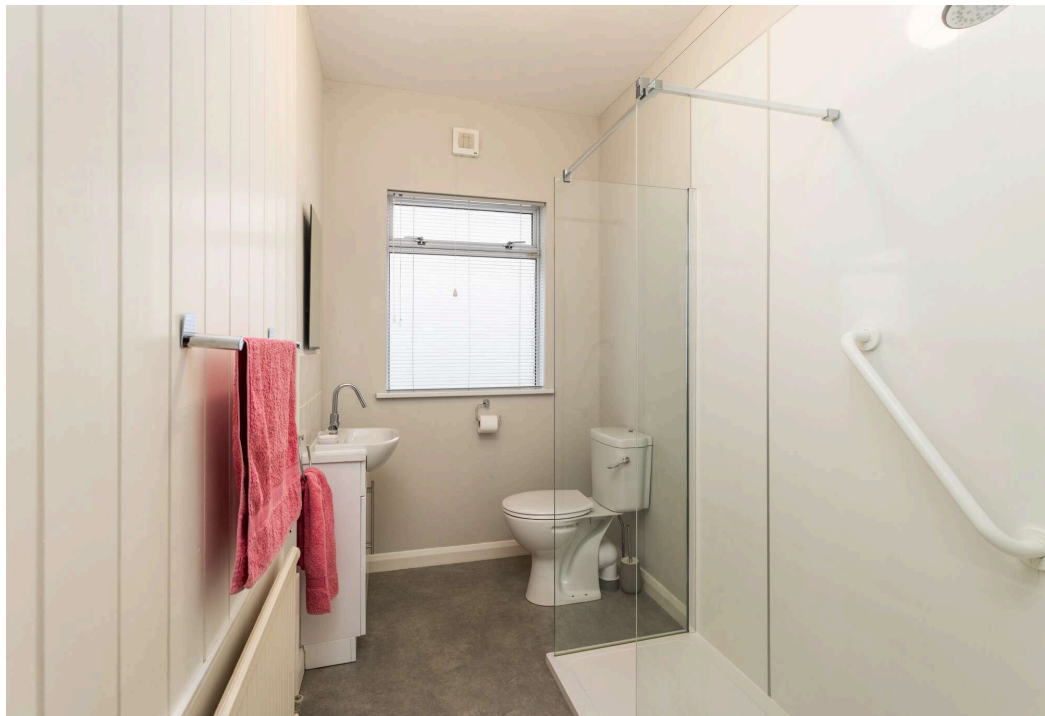
Extras

The fixed floor coverings, blinds, curtains, light fittings and the kitchen appliances are included in the sale. As the property forms part of an executry estate, all warranties are excluded. It should be understood that the oriental rug is being removed from bedroom 3 and there is only underlay beneath this with a trim surrounding.

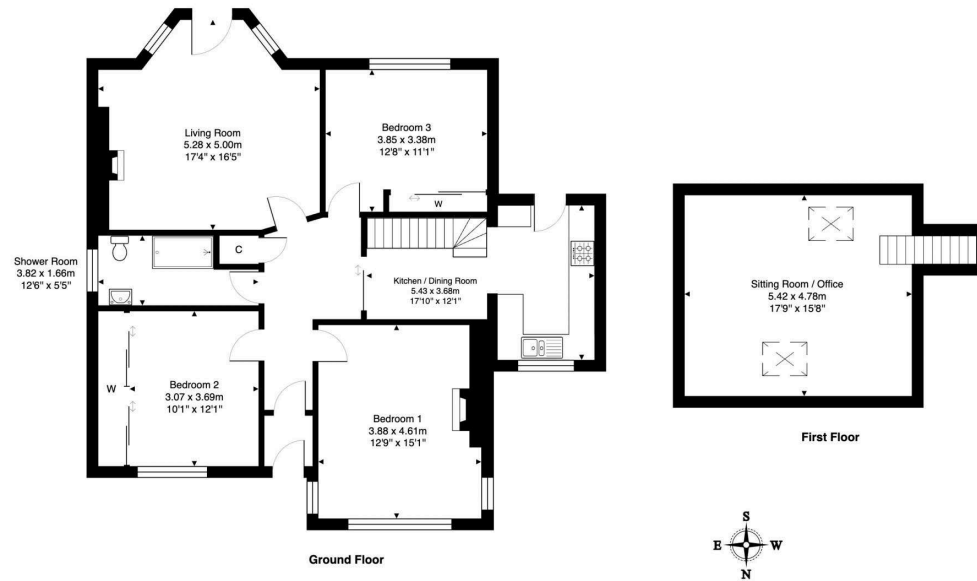
Council Tax - Band G







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DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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