



Flat 5, 5 Cruickshank Gardens, Edinburgh, EH12

Description

Situated within the sought-after Cruickshank Gardens development by Square & Crescent, completed in 2016, this beautifully presented two-bedroom first-floor apartment offers generous proportions, high-quality finishes, and the added benefit of allocated private parking. The property enjoys a peaceful setting close to Corstorphine and offers excellent access to the city centre. The property also benefits from lift access, video entry phone system and Amtico Signature flooring with under-floor heating.

The well-appointed accommodation comprises:

- Welcoming entrance hall with utility cupboard and additional generous storage cupboard
- Bright and spacious open-plan living, kitchen, and dining area with oak flooring; the modern kitchen is designed by Kitchens International, equipped with an Siemens induction hob, extractor hood, double oven, and integrated fridge freezer
- Luxury bathroom fitted with Duravit sanitary ware, set against part-tiled walls and coordinated tiled flooring
- Master bedroom featuring built-in wardrobes and ensuite showeroom comprising, a wall-mounted vanity basin and low-flush WC, large shower enclosure, part-tiled walls and coordinated tiled flooring
- A second well-proportioned double bedroom with built-in wardrobes



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
B



LOOKING FOR MORE INFORMATION
ABOUT SELLING YOUR PROPERTY?

We offer free market appraisals on request



Location

The property is situated within the established residential area of Corstorphine about three miles west of Edinburgh City Centre. Local shops, banking facilities and other social amenities can be found nearby at St John's Road. There is also a large Tesco extra, Lidl plus and the Gyle Shopping Centre is only a few minutes drive. Recreational facilities in the area include the David Lloyd Leisure, St Margaret's Park and pleasant walks and cycling routes along the old railway line. It is also well located for motorway connections and Edinburgh airport. Excellent regular bus services to the City Centre are within a short walk. There are well-regarded schools in the vicinity in both the state and private sectors.

Outside & Gardens

There are neatly maintained shared gardens to the front and rear with a private secure external storage cupboard / bike store and an allocated parking space in the residents' carpark. The property is fully double glazed and has gas central heating.

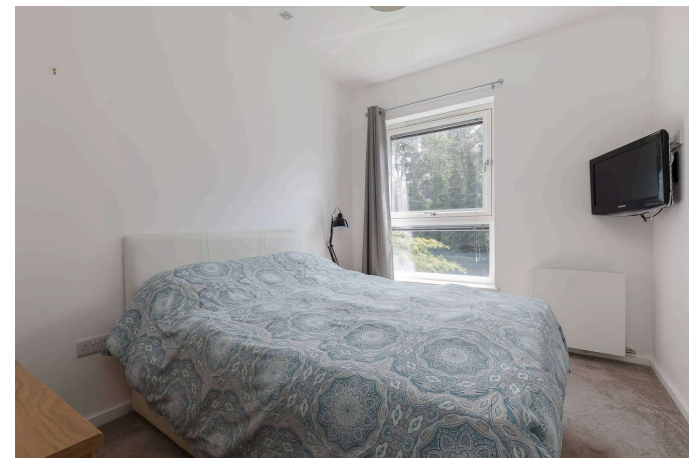
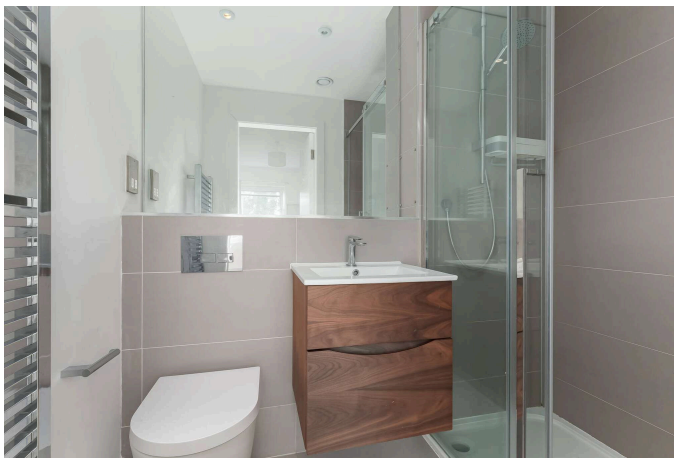
Extras

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

Factoring

The property is managed by James Gibb and the charges are approximately £400 per quarter, which covers maintenance of the gardens and shared parts of the building such as the roof, outside walls, lift and common stair.

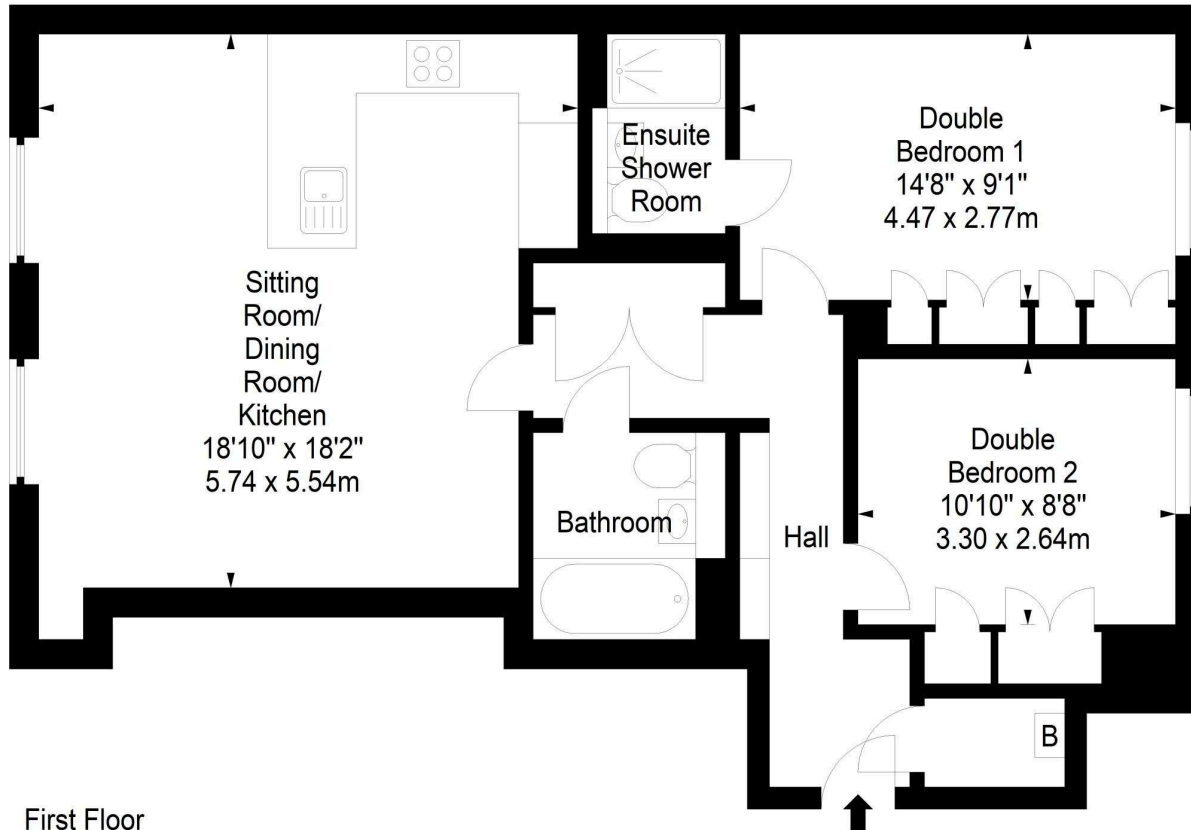
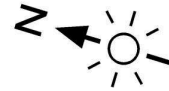
Council tax -Band E



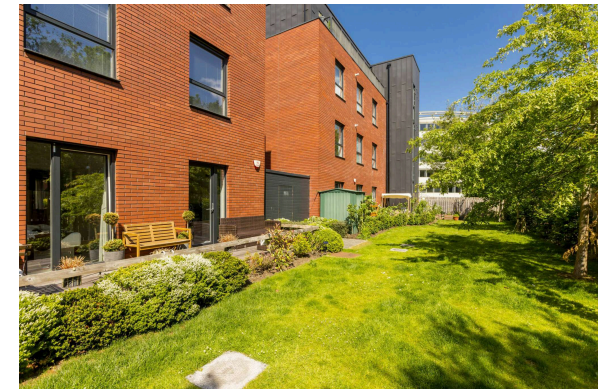
Cruickshank Gardens, EH12 7AS



Approx. Gross Internal Area
817 Sq Ft - 75.90 Sq M
For identification only. Not to scale.
© SquareFoot 2025



First Floor



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

PrimeLocation.com

espc

zoopla

rightmove