



3 Craigs Drive, Edinburgh, EH12 8UW

A bright and generously proportioned two-bedroom upper villa, presented in excellent condition and benefiting from a private entrance, garage, and well-maintained gardens. The property features neutral décor throughout, enhancing the abundance of natural light. Additional benefits include gas central heating with a combi boiler, double glazing, and a south-facing rear garden that enjoys plentiful sunshine.

The accommodation comprises:

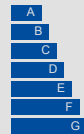
- Entrance hall with staircase to the first floor
- Spacious living / dining room with picture window, electric fire and cornicing
- Two good sized double bedrooms with built-in wardrobes
- Tiled modern bathroom fitted with a pedestal wash basin, WC, ladder towel rail and bath with shower over
- Fitted kitchen with range of units, laminate worktops with inset sink and appliances including gas cooker, washing machine and fridge freezer



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
C



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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, Gyle park, 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 is a private garden to the rear of the property which is fully enclosed by fencing and designed for low maintenance with a paved patio and well stocked borders. There is also a small front garden. The single garage is located nearby and there is unrestricted parking within the development.

Extras

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

Council tax

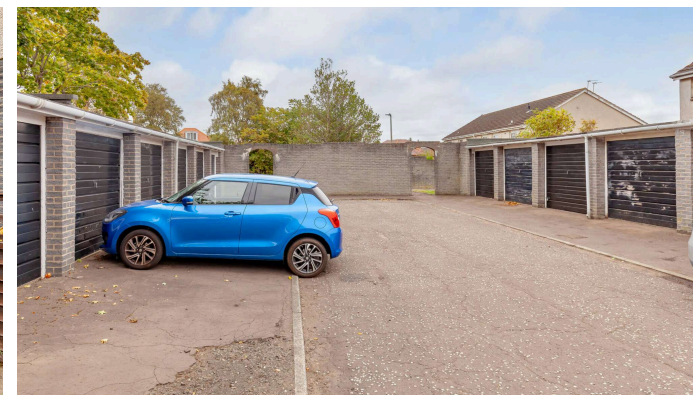
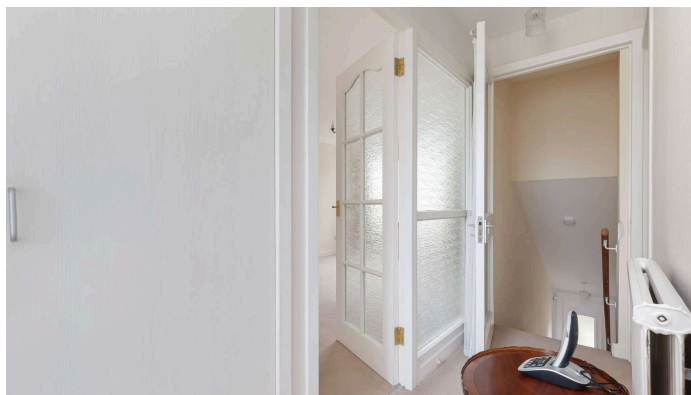
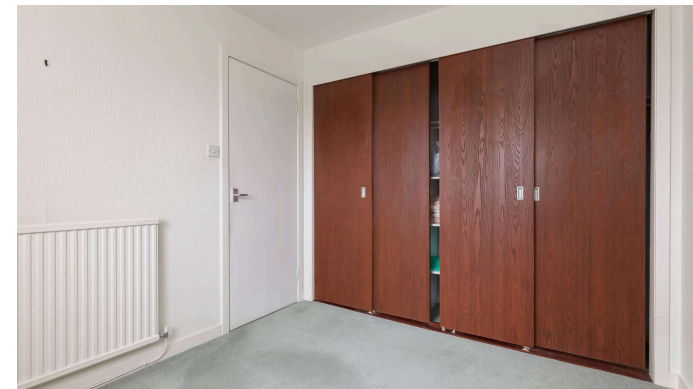
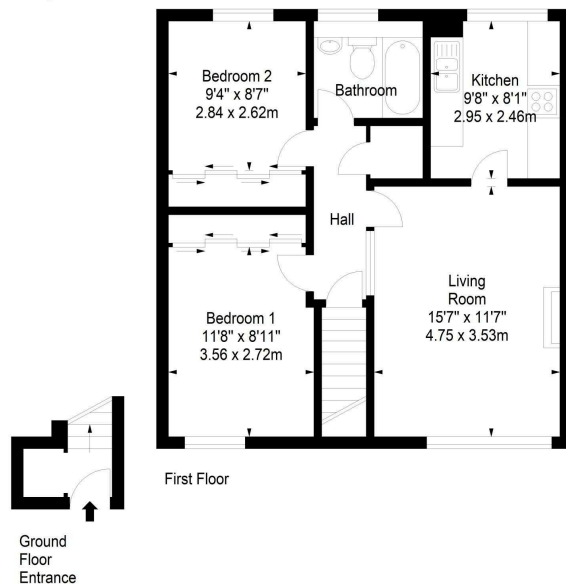
It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



Craigs Drive,
Edinburgh,
Midlothian, EH12 8UW



Approx. Gross Internal Area
647 Sq Ft - 60.11 Sq M
For identification only. Not to scale.
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DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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