



34 West Craigs Avenue, Edinburgh, EH12 8LZ

A beautifully extended and well-presented detached bungalow, set within landscaped private gardens and benefiting from a driveway and garage. This property is in excellent condition throughout and offers an ideal setting for family living.

Located in a highly sought-after residential area, the home enjoys convenient access to a wide range of local amenities and outstanding transport links, including rail, tram, and Edinburgh Airport—making it perfect for commuters. The area also boasts excellent schools and plentiful green spaces, enhancing its appeal as a family-friendly location.

Additional features include double glazing and gas central heating, ensuring year-round comfort and energy efficiency.

The accommodation comprises:

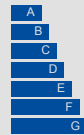
- Welcoming entrance hall
- Spacious front facing living room with cornicing and gas fire with wooden surround
- Breakfasting kitchen with a range of units, including a breakfast bar area and granite effect worktops with appliances including electric ceramic hob with extractor hood, double oven, microwave, washing machine and fridge freezer; it also has direct access to the rear garden via French doors
- Dining room / family room which opens into the garden room which provides a bright and pleasant place for relaxing
- The principal bedroom is a spacious room with an en-suite shower room and dressing room



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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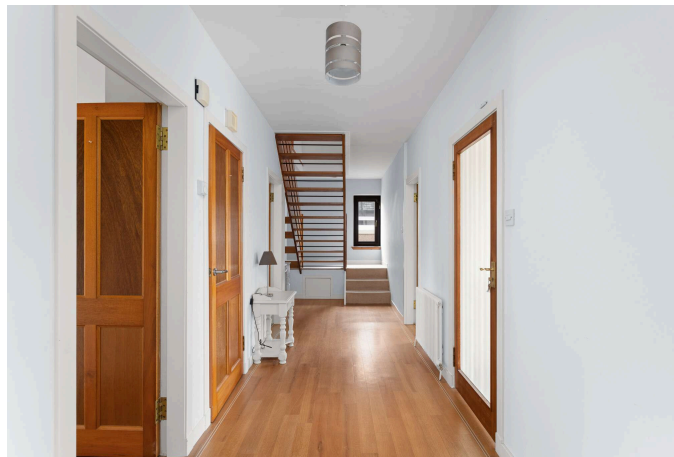


EPC RATING
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- Generous sitting room / second bedroom with press and decorative fireplace
- Tiled family bathroom fitted with a WC, pedestal wash basin and bath with shower over
- Upstairs landing with storage within the eaves
- There are two further bedrooms on the first floor

Outside & Gardens

There are well-tended mature landscaped gardens to the front and rear of the property. It has a monoblocked driveway, which leads to the single garage.

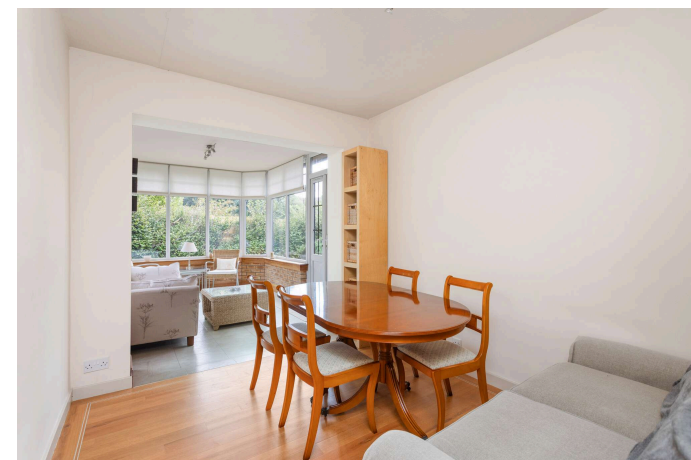
Location

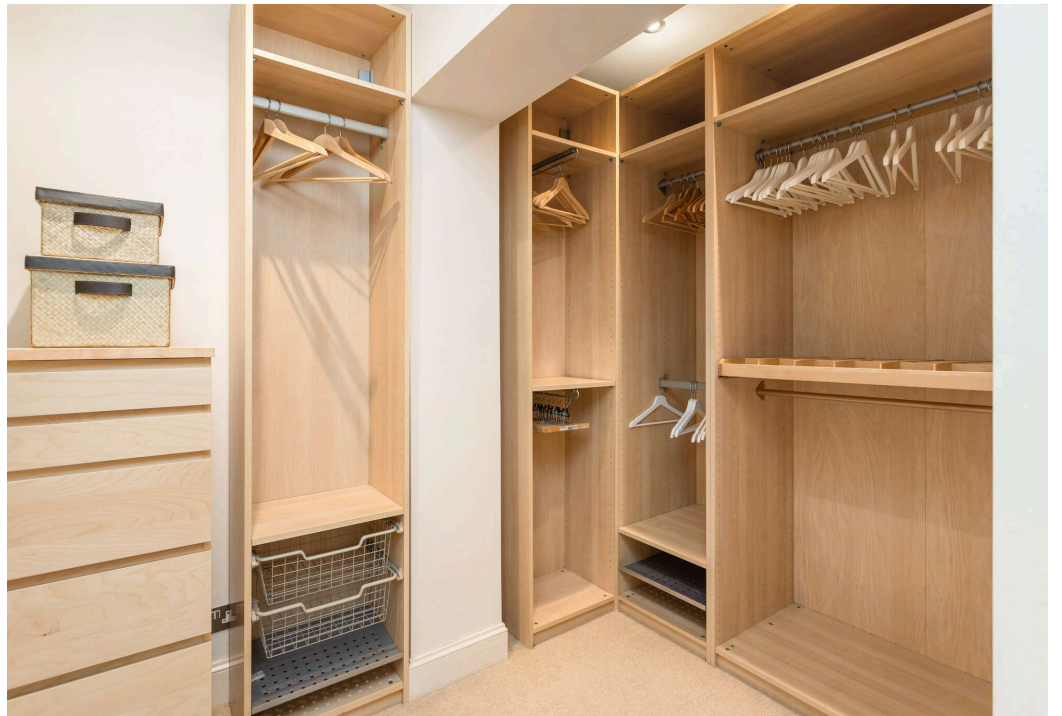
West Craigs is situated on the western edge of Corstorphine about three miles west of Edinburgh City Centre. Local shops can be found nearby at Drum Brae with further shops, banking facilities and other social amenities nearby at St John's Road. There is also a Tesco Extra nearby, new Lidl supermarket off Gylemuir Road and the Gyle Shopping Centre is only a few minutes' drive. Recreational facilities in the area include 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. It also has a tram and train station nearby at Edinburgh Gateway. The property is in the catchment area for the New Maybury Primary School and Craigmount Secondary School.

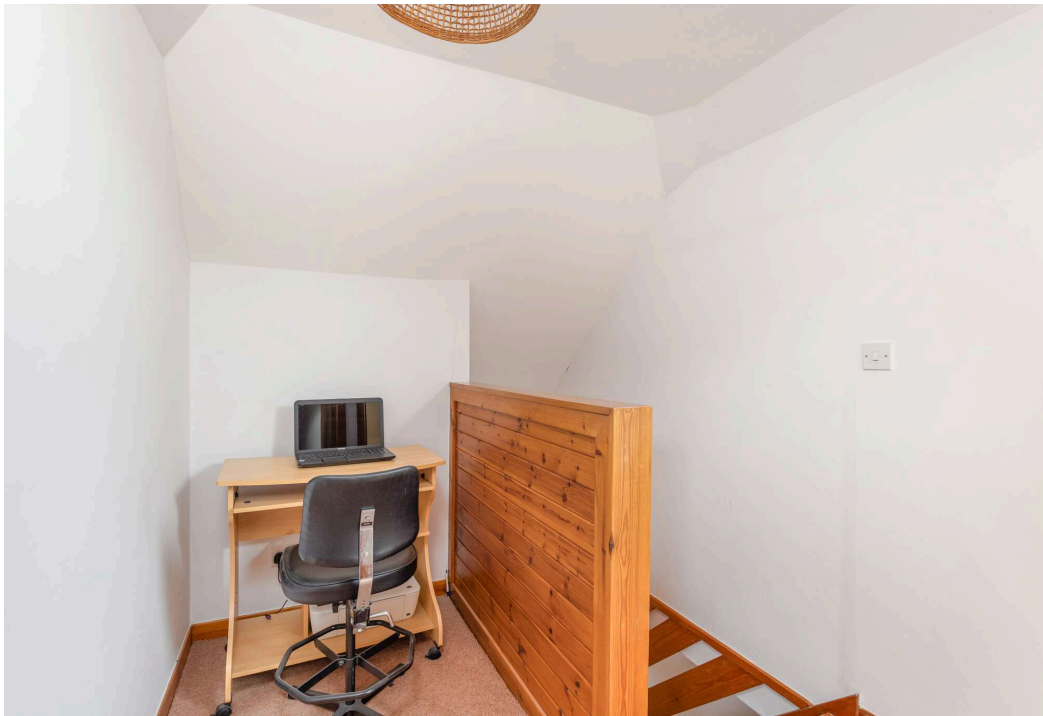
Extras

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

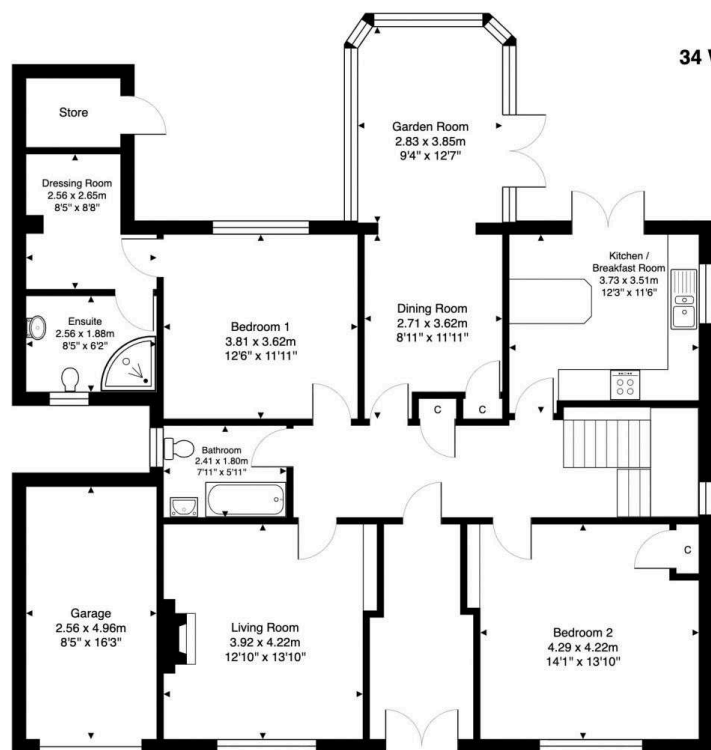
Council tax - Band F



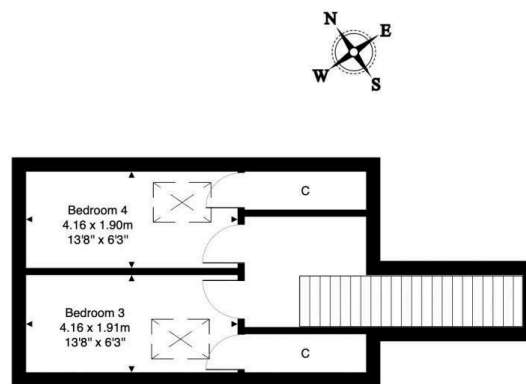




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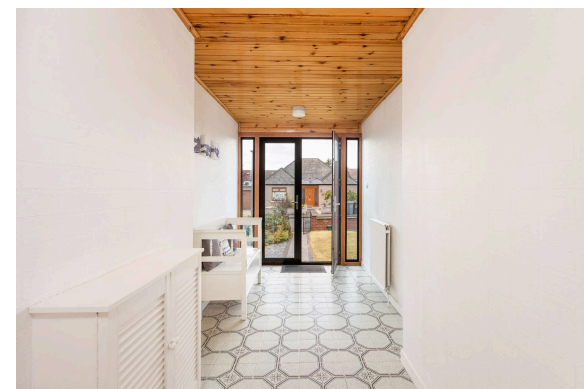
Ground Floor



First Floor

Total Area: 172.4 m² ... 1855 ft²

All measurements are approximate and for display purposes only.



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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