



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 195/3 Craigs Road

Corstorphine, Edinburgh, EH12 0AJ



# 195/3 Craigs Road

Set on the first floor of an exclusive modern development in the highly sought-after Corstorphine, this immaculately presented flat opens into a welcoming hall with built-in storage. At its heart is a bright, open-plan living, dining and kitchen space, finished with contemporary cabinetry, quality worktops and downlighters, and extending onto a spacious private balcony—ideal for relaxing or entertaining.

## Property Summary

- First-floor flat in the city's sought-after Corstorphine district
- Exclusive modern development
- Shared entry phone system and communal stairwell
- Immaculately presented modern interiors
- Entrance hall with built-in storage
- Balconied, open-plan living/dining/kitchen
- Sunny carpeted main bedroom with a wardrobe
- En-suite shower room
- Versatile second bedroom
- Three-piece family bathroom
- Communal garden grounds
- Private Residents' and on-street parking
- Gas central heating and double glazing
- EPC Rating - B | Council Tax Band - E
- Home Report Value - £305,000



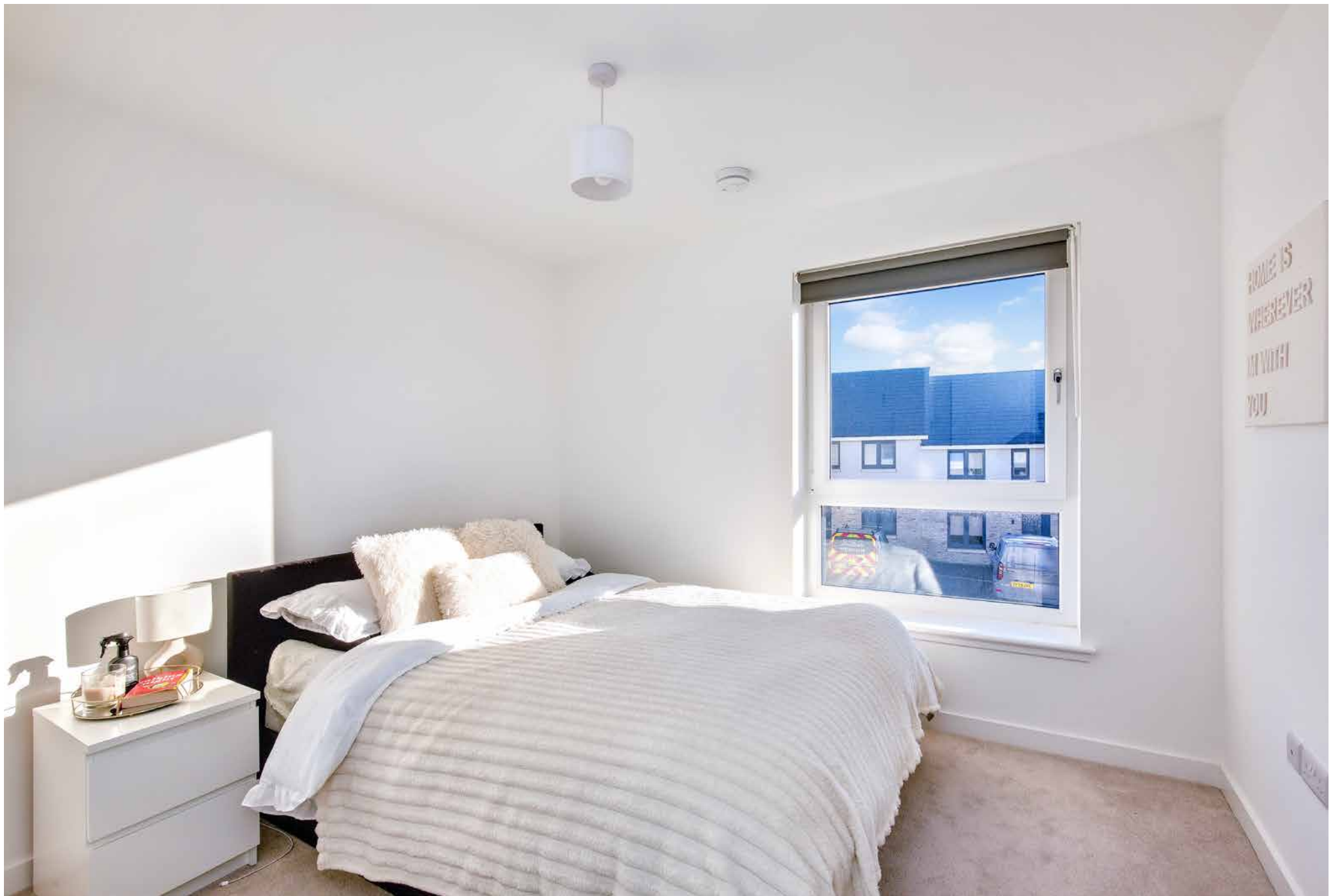






"A bright, open-plan living,  
dining and kitchen space,  
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The sun-facing carpeted principal bedroom is complemented by a fitted wardrobe and a modern en-suite shower room, while a versatile second bedroom offers excellent flexibility as a study or guest room. A stylish three-piece family bathroom completes the accommodation. Communal garden grounds, private residents' parking, gas central heating and double glazing further enhance this appealing home.

Extras: All fitted floor and window coverings, light fittings (excluding lampshades in the living room), and integrated appliances are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Factor: The factor is managed by Ross and Liddel at an approximate monthly cost of £80.





## Corstorphine, Edinburgh

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, and tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a short drive away, with two tram stops within close proximity. The area is also served by regular day and night buses, frequent trains from the South Gyle train station, and excellent road links to the city centre, Glasgow, Fife, and to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessible.



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**dream property!**



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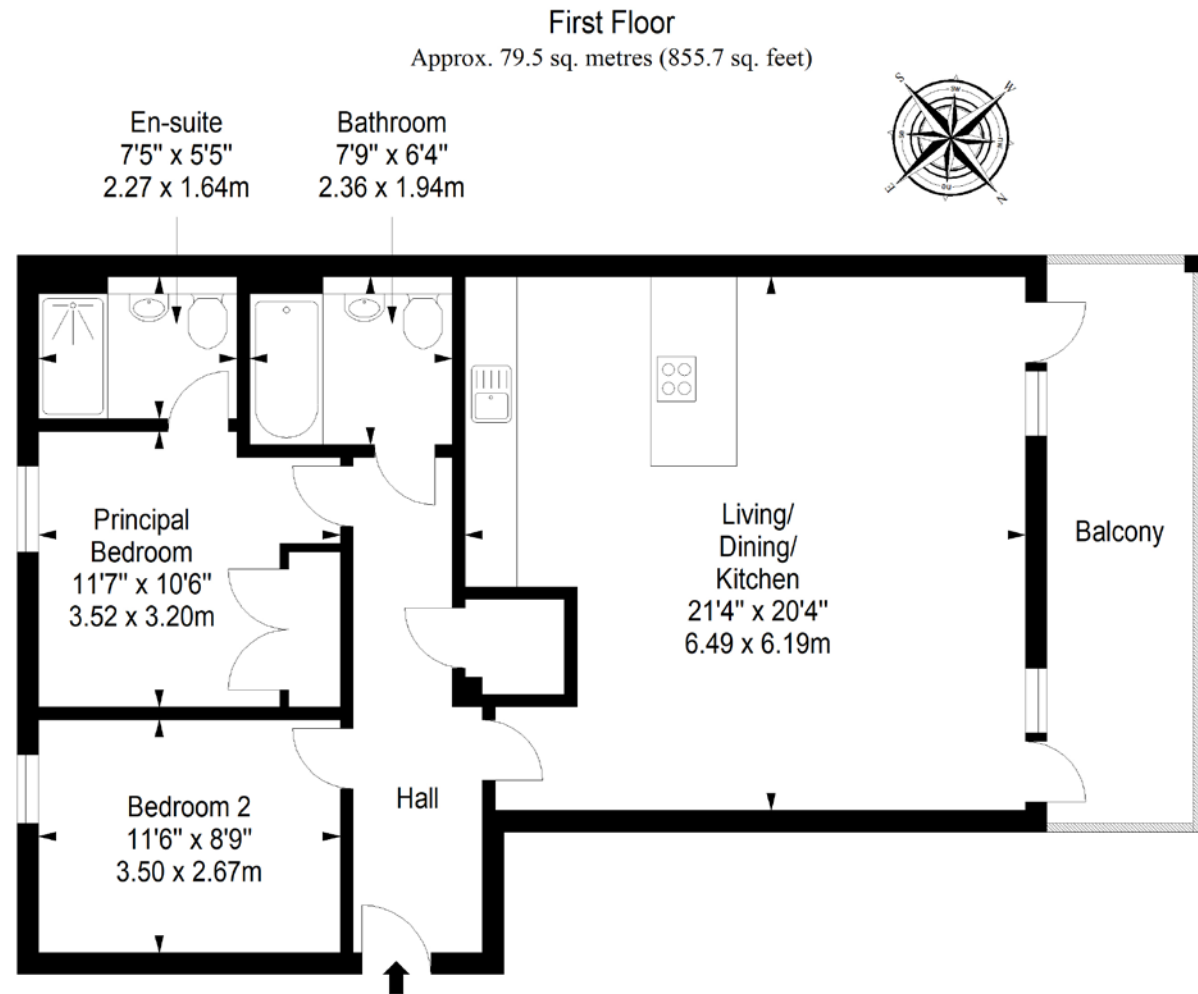


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**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Total area: approx. 79.5 sq. metres (855.7 sq. feet)