



14 CRAIGMOUNT BANK WEST

East Craigs, Edinburgh, EH4 8HG



1

Public Room



4

Bedrooms



2

Bathroom



14 CRAIGMOUNT BANK WEST

Complemented by an attractive enclosed garden and garage parking, this modern end-terraced townhouse enjoys a peaceful, well-connected suburban setting. It is a bright, tastefully presented family home spread over three floors and featuring four double bedrooms, a generously proportioned reception room, a stylish kitchen with a gas range cooker, and the everyday practicality of a second-floor bathroom, plus a shower room and utility room (with garden access) on the ground floor.







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EPC
RATING

E
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- End-terraced townhouse with a peaceful suburban setting
- Bright, neutrally presented three-storey interiors
- Generous dual-aspect living/dining room
- Stylish kitchen with gas range cooker
- Four double bedrooms (two with storage, one on the ground floor)
- Bathroom with shower-over-bath and separate shower room
- Entrance hall and upper landings, all with storage
- Utility room with garden access
- Attractively landscaped enclosed garden
- Private driveway and attached single garage





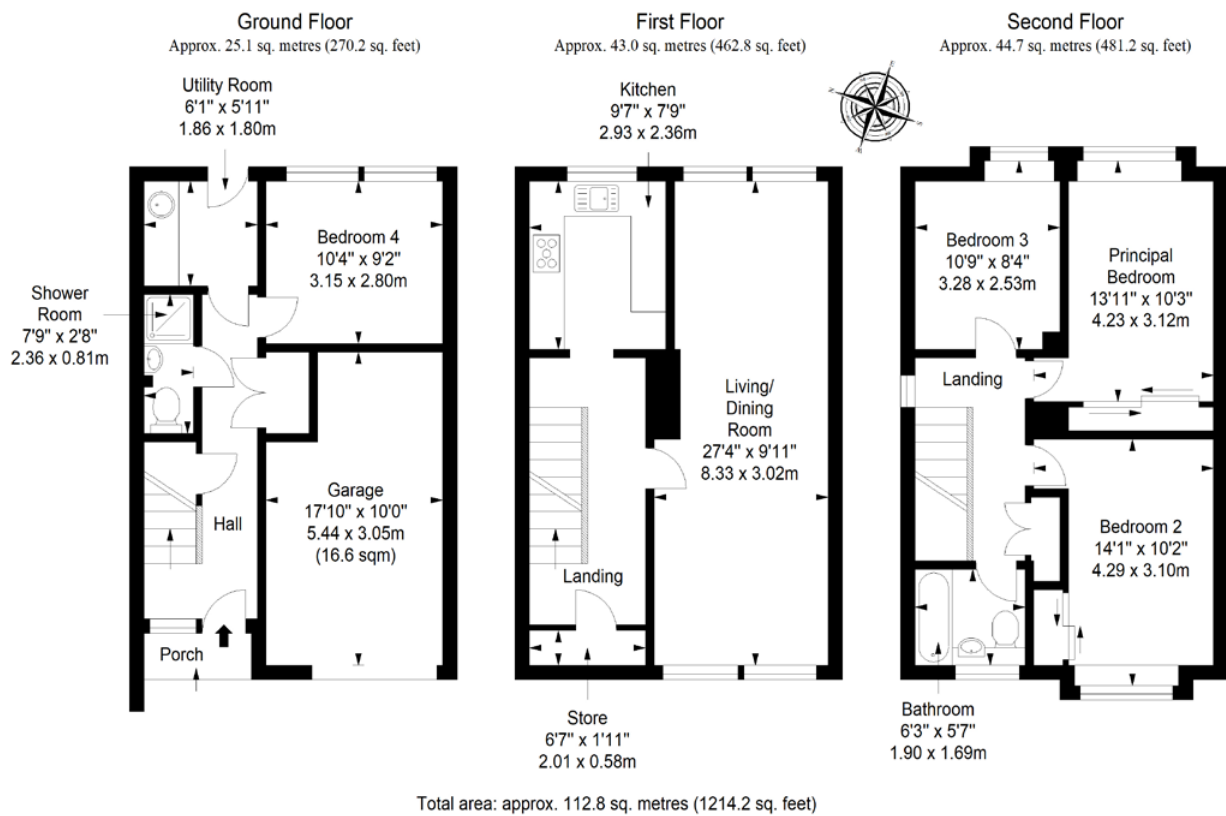


Extras: All fitted floor coverings and blinds are included in the sale.



EAST CRAIGS, EDINBURGH

Situated to the north-west of Edinburgh next to the picturesque green belt, the popular residential area of East Craigs is a thriving community within easy reach of the city centre. With a network of country walks, pathways and parks right on its doorstep, East Craigs is the perfect base from which to explore the great outdoors. Golf enthusiasts can enjoy a relaxed round at one of the several surrounding courses, while excellent sport and recreational activities are available at nearby Drum Brae and David Lloyd leisure centres. East Craigs is well-served by a comprehensive range of local shops and amenities, with more extensive shopping facilities offered in neighbouring Corstorphine, and at the Gyle Shopping Centre or Hermiston Gait Retail Park just a short drive or bus journey away. Popular with young families, East Craigs is within the catchment area for well-regarded schools at primary and secondary level, with a selection of private schooling also available close by. An ideal location for commuters, East Craigs offers quick and easy access to Edinburgh city bypass, M8/M9, A90 and Edinburgh Airport. The area also enjoys fantastic public transport links providing regular bus services into Edinburgh city centre, and is within easy reach of South Gyle railway station.



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