

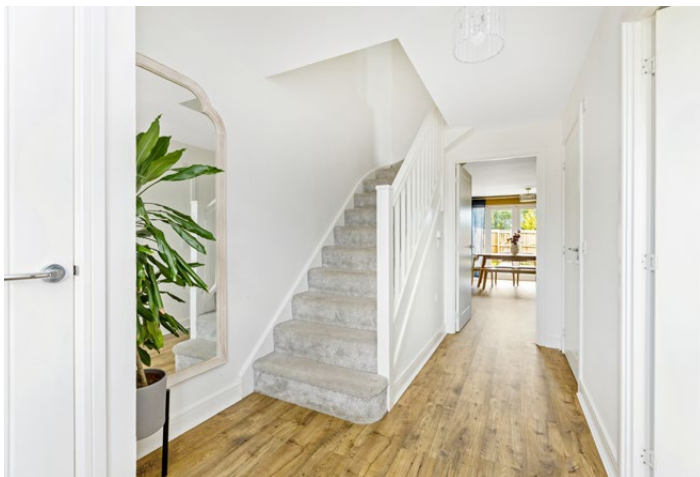
KILGOUR

PROPERTY



18 Niven Way, Edinburgh, EH12 8FP





- Living/Dining Room
- Kitchen
- 3 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Council Tax – Band E
- EPC – Band B

Viewing by appointment through selling agent on 0131 273 5233

Description

A well-presented semi-detached house offering spacious family accommodation comprising a bright open-plan living and dining room, fitted kitchen, and convenient downstairs WC. The upper floor provides three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from private gardens to the front and rear providing a perfect space for relaxing or entertaining.

Combining practicality with a desirable layout, this superb home presents an excellent opportunity for buyers seeking a well-maintained property in a sought-after residential setting, with Cammo Estate offering attractive woodland walks and David Lloyd leisure facilities also within easy reach.

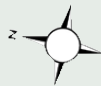
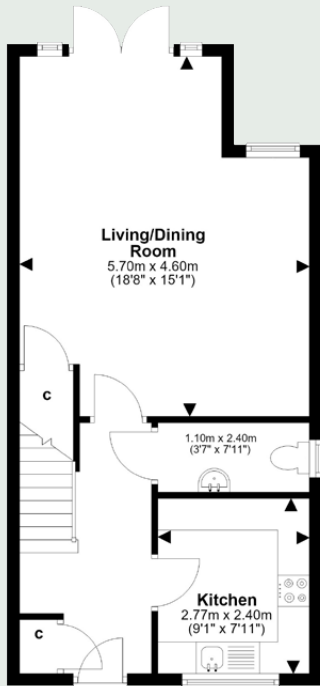
Location

This property is located within the popular West Craigs area of Edinburgh, a modern residential development positioned to the west of the city centre. The location is particularly appealing to professionals, families, and commuters thanks to its excellent transport connections and close proximity to a wide range of amenities.

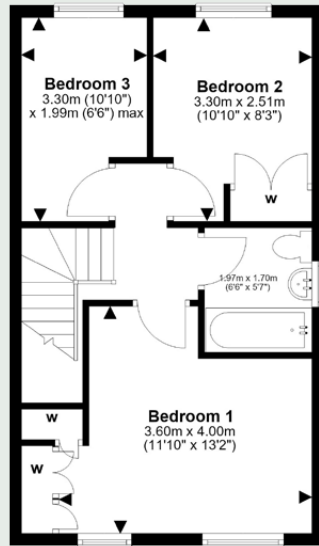
Residents enjoy convenient access to The Gyle Shopping Centre, a selection of supermarkets, restaurants and leisure facilities, while nearby Corstorphine offers an excellent range of independent shops, cafés and everyday services. The area is also well placed for access to Edinburgh Airport, the City Bypass, M8 motorway network and the city's business parks. Public transport links are superb, with Edinburgh Gateway and South Gyle railway/tram stations located nearby, providing swift connections to Edinburgh city centre and beyond. Regular bus services also operate throughout the area.

For outdoor recreation, residents can enjoy nearby green spaces, walking routes and cycle paths, while the city's extensive cultural, retail and entertainment offerings are easily accessible. Combining modern living with excellent connectivity, West Craigs continues to be one of Edinburgh's most sought-after residential locations.



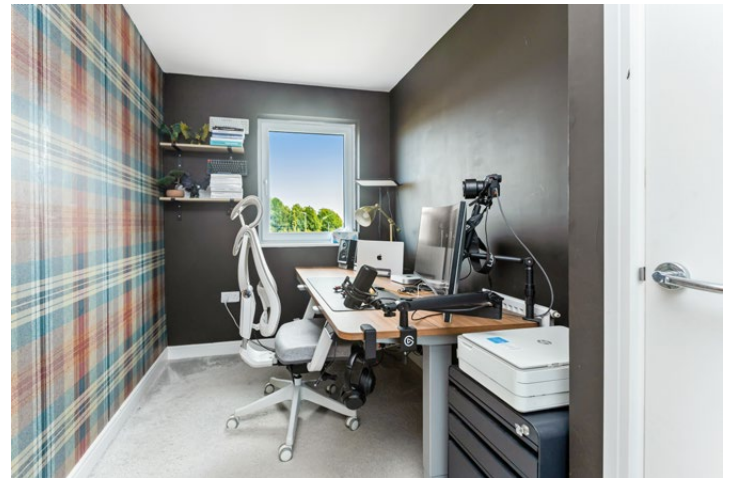
1 3 1 B 
EPC BANDE 
COUNCIL TAX BAND

Ground Floor



First Floor

Living/Dining Room	18'8 x 15'1	5.70m x 4.60m
Kitchen	9'1 x 7'11	2.77m x 2.40m
WC	3'7 x 7'11	1.10m x 2.40m
Bedroom 1	11'10 x 13'2	3.60m x 4.00m
Bedroom 2	10'10 x 8.3	3.30m x 2.51m
Bedroom 3	10'10 x 6.6	3.30m x 1.99m
Bathroom	6'6 x 5'7	1.97m x 1.70m





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