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Offers Over

£575,000

36 Brogan Crescent

Corstorphine | Edinburgh | EH12 0DE

An exceptionally appealing detached villa, enjoying an enviable position within the popular West Craigs development. Occupying a more established setting, the property benefits from beautiful south-facing hillside views to the rear and a pleasant open outlook to the front.

- 4 bedrooms
- 2 public rooms
- 2 bathrooms
- Double driveway and single garage
- Gardens to front and rear
- EPC rating – B
- Council tax band - G



Description





Internally, the property has a sleek, modern feel, with notable upgrades carried out by the existing owners, including luxury flooring, tiling and a stylish contemporary colour palette throughout.

The accommodation is well proportioned and highly flexible. The ground floor comprises a welcoming hallway with striking herringbone flooring running through to the kitchen, built-in storage and a carpeted stair leading to the upper level. The spacious front reception room offers a comfortable place to relax, with open views and neutral carpeting. To the rear of the house is a generously proportioned, south-facing dining kitchen, which acts as the natural heart of the home, with ample space for dining furniture and doors leading directly out to the rear garden. The kitchen area is fitted with a superb range of sleek modern units, quartz worktops and a variety of integrated appliances. Just off the kitchen, there is a useful utility room and a convenient downstairs WC, finished with vibrant décor and contrasting splashback tiling.

On the upper level, a light hallway houses useful built-in storage and leads to the remaining accommodation. This includes a good-sized principal bedroom with fitted wardrobes and an attractive en-suite shower room, three further double bedrooms, a study providing a dedicated home-working space, and the main family bathroom with a modern three-piece white suite, heated towel rail and over-bath shower with splash screen.

Extras

All fixtures, light fittings, floor coverings, blinds and integrated appliances will be included.

Gardens and Parking

To the front of the house is a neat lawn bordered by hedgerow, together with a double monobloc driveway and single garage with EV charger. To the rear is a generous fully enclosed garden which has a lovely, peaceful feel and benefits from a sunny southerly facing aspect. The garden has been levelled and laid to lawn by the existing owners, together with a paved seating space, perfect for relaxing and entertaining in the warmer months.

Viewing

By appointment through Neilsons (0131 625 2222).









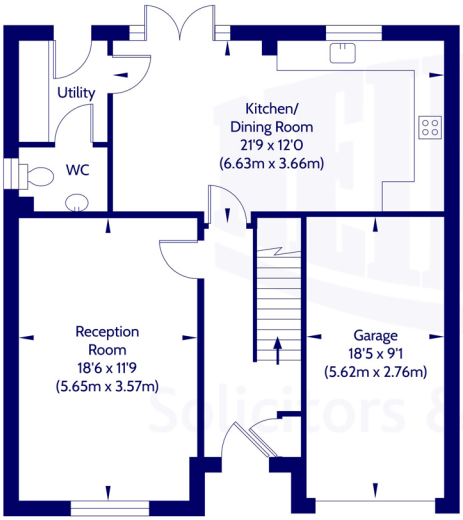
Location



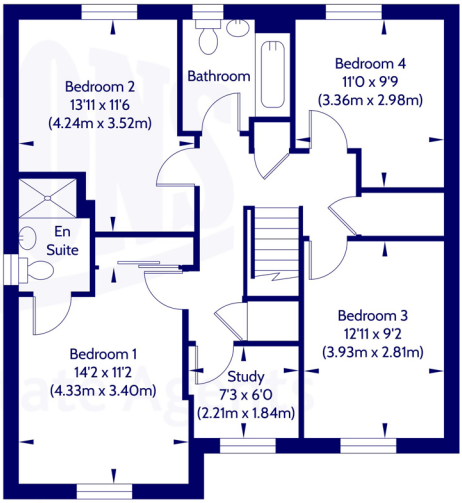


The property forms part of West Craigs located northwest of Edinburgh city centre, close to The Cammo Estate, where wonderful walks can be enjoyed. There are two fully equipped children's play parks within the development. The area is well served by local retailers including a Scotmid, Tesco Express and post office with the nearby Gyle shopping centre, Craigleith Retail Park, Hermiston Gait and Corstorphine all providing a more extensive range of shops and services. The location is ideal for the commuter, with the local public transport system providing frequent links to the City Centre and surrounding areas. The City By-Pass linking the national motorway network, Forth Road Bridge and Edinburgh International Airport are also within easy reach. Excellent schooling at all levels is available locally with Maybury Primary school a short walk away, and a wide range of leisure and recreational facilities are close at hand including Drumbrae Leisure Centre and David Lloyd, The Royal Burgess and Bruntsfield Golf Courses, water sports at Cramond and South Queensferry, walks along Cramond and Silverknowes foreshore and the huge variety of galleries, museums, theatres and cinemas on offer in the Capital City

Approx. Gross Internal Floor Area 135 Sq M / 1451 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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