

39 Craigmount Gardens

Craigmount

Edinburgh

EH12 8EB



CONNELL & CONNELL^{WS}
SOLICITORS AND ESTATE AGENTS







Spacious detached bungalow with attractive gardens and offering flexible family accommodation located in a popular residential area. There are good local amenities, with excellent shopping facilities available both at The Gyle Shopping Centre and also locally in Corstorphine. It is in the catchment area for Corstorphine Primary School and Craigmount Secondary School.

The property is in easy commuting distance of Edinburgh Park, one of Edinburgh's most prestigious business centres. The property is also convenient for access to the Airport, the city bypass and the major motorway networks. There are excellent regular bus services running nearby, with greenways to the city centre.

Leisure facilities are well catered for with The David Lloyd Leisure Centre just a short distance away and several excellent golf courses in the area including Bruntsfield, Royal Burgess and Turnhouse golf courses.

Internally the property is in good decorative order and benefits from both double glazing and partial gas central heating and good storage facilities. Some elements of upgrading and modernisation would enhance the property further.

A driveway provides off street parking and leads to a single garage with up and over door. Private garden to front and attractive garden to rear.







PROPERTY DETAILS

- Entrance Vestibule with tiled floor. Meters cupboard.
- Hall with carpeted staircase to upper floor.
- Lounge / Bedroom with window to front. Feature fireplace with electric fire. Display alcove.
- Study suitable for a variety of uses and with space for a dining table and chairs.
- Fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven and grill. Ample work surfaces with stainless steel sink with drainer and tiled splashback. The washing machine, dishwasher, fridge and freezer are included in the sale. Window to rear overlooking garden. Door to garden.
- Family Room / Lounge with French doors providing direct access to the garden. Feature fireplace. Display alcove.
- Double Bedroom with window to front. Extensive built in wardrobes provide ample hanging and storage space.

- Double bedroom with window to rear overlooking garden. Display alcove with cupboard below.
- Wet Room with white two-piece suite comprising wash hand basin and WC. Electric shower. Frosted window to rear.

Upper Floor

- Landing with door to extensive attic storage space
- Double Bedroom with window to rear with open outlook. En Suite Shower Room with two-piece suite and shower compartment.
- Further Bedroom with window to front. Built in mirrored wardrobes with hanging space and shelving. Built in cupboard with access to large eaves storage space.



Viewing by appointment on 0131 524 3800









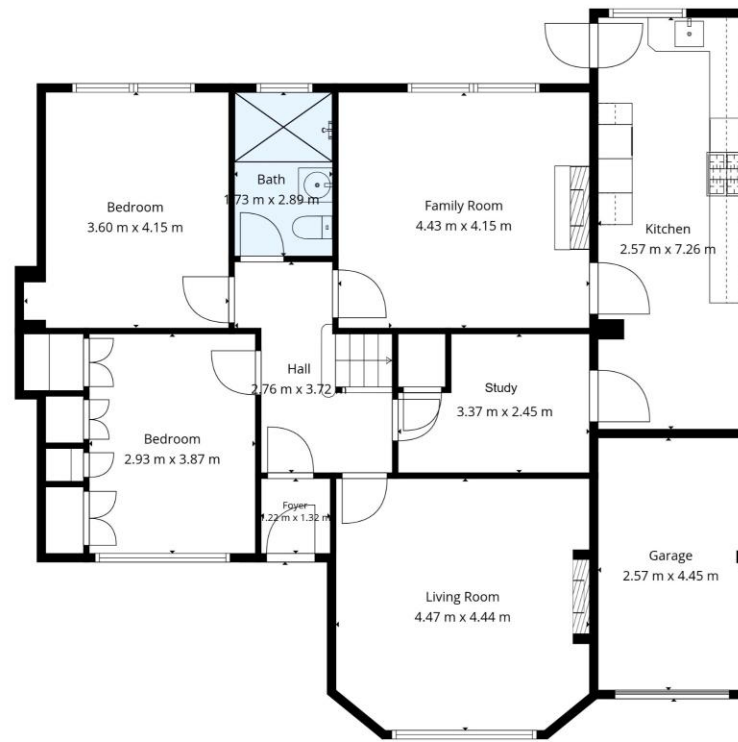
EXTERNAL

A driveway provides off-street parking and leads to a single garage with up and over door, power and light.

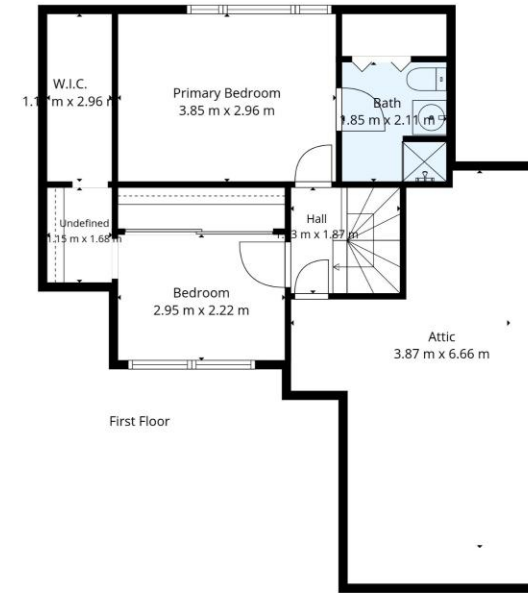
The front garden features areas of lawn bordered with established plants and shrubs.

The south facing rear garden has an area of raised decking and a patio with space for garden furniture and a large lawn bordered with a lovely array of established plants, shrubs and trees.

- Energy Efficiency Rating - E
- Council Tax Band - G



Ground Floor



First Floor

Total: 149 m2
 Ground Floor: 112 M2, First Floor: 37 m2
 Excluded Areas: Garage: 11 M2, Porch: 26 M2, Low Ceiling: 9 M2,
 Attic: 15 M2, Walls: 15 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

