



Offers Over
£400,000

47 Craigs Road

Corstorphine | Edinburgh | EH12 8EW

Peacefully set back from the street, this detached 1960s bungalow offers stylish and well-proportioned accommodation on one level, complemented by a large driveway, car port and enclosed private gardens. Close to superb amenities, transport links and highly regarded schools.

- 2 Bedrooms
- 2 Reception rooms
- 1 Bathrooms
- Carport & Driveway
- Private garden
- EPC rating – E
- Council tax band - F



Description

A welcoming entrance vestibule leads into a striking open-plan living space, with a vaulted ceiling and patio doors opening directly onto the rear garden. The kitchen/breakfast area is positioned to the front, featuring contemporary wall and base units with integrated appliances including a fridge freezer, washing machine, gas hob, electric oven and microwave. A generous walk-in pantry houses the tumble dryer (included) and the combi boiler, while the open-plan layout allows for space for both living and dining furniture, with the living room area featuring an electric flame effect fire. The accommodation seamlessly connects to a bright conservatory offering flexible use and enjoying a sunny southerly aspect with direct garden access. An inner hallway separates the living area from the private accommodation. The principal bedroom is a substantial double with extensive built-in wardrobes and storage, while the second double bedroom also benefits from fitted wardrobes. The large family bathroom is finished with a modern four-piece suite, including a bath, separate walk-in shower and vanity storage. The property further benefits from gas central heating, full modern double glazing and ample built-in storage throughout.



Extras

The fixtures and fittings including the aforementioned white goods and integrated kitchen appliances are to be included in the sale.

Gardens, Driveway and Carport

Externally, the rear garden is fully enclosed, with secure gated access to the front. Designed for ease of maintenance, it features an artificial lawn, patio, and pebble-chipped areas, along with a large timber shed/workshop fitted with power and light. A generous driveway to the front features a carport and offers ample off street parking, with further unrestricted on street parking also available.

Viewing

By appointment, please contact Neilsons on 0131 625 2222





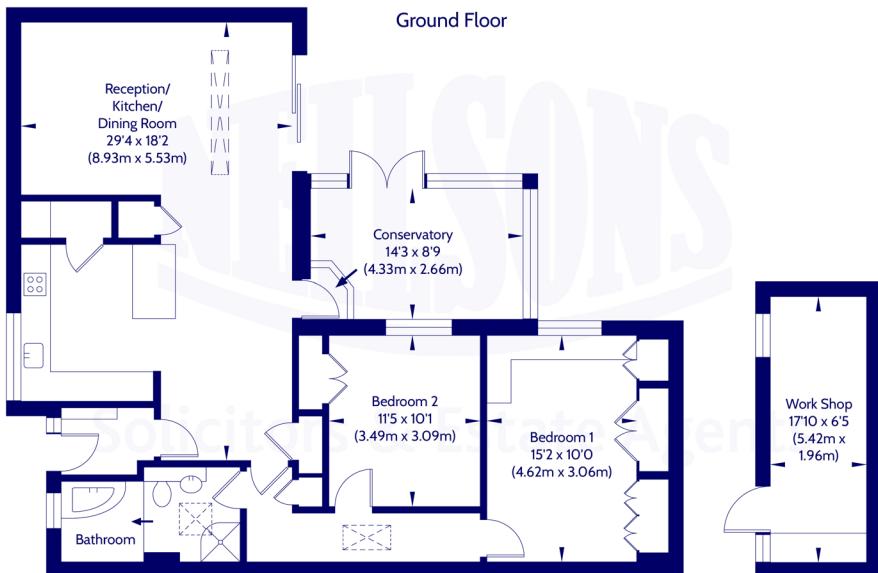
Location

The property is located in the popular suburb of Corstorphine within easy walking distance of an array of local shops and services. Tesco Extra and Lidl supermarkets are nearby with St John's Road offering a further selection of independent shops, cafes, restaurants and takeaways. David Lloyd and Drum Brae leisure centres are both close at hand with the Gyle Park and a choice of walks and cycle routes available in the area. Regular bus services provide swift access in and around the city and by car the city bypass, airport and central motorway network are all within easy reach. Well-regarded schooling is provided from nursery to secondary level within easy walking distance





Approx. Gross Internal Floor Area 107.5 Sq M / 1157 Sq Ft.



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.



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