



39 Craigmount Grove North
CORSTORPHINE | EDINBURGH | EH12 8BZ


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Offering generous and flexible accommodation over two levels, this appealing four/five-bedroom family home provides an excellent combination of reception space and practical living accommodation in the popular Corstorphine area of Edinburgh with excellent local amenities and transport links.

The ground floor features a welcoming entrance hallway, elegant living/dining room with feature fireplace and living flame gas fire, while the impressive dining kitchen with fitted floor and wall units and central island, and direct access to the raised garden deck, provides a superb hub for day-to-day family life. A separate utility room adds further practicality, with an additional family room offering excellent flexibility for use as a playroom, home office, second sitting area or fifth bedroom, and a convenient WC completes the accommodation on the ground level.

Upstairs, the landing boasts fantastic storage options, there are four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room and fitted wardrobes, and the family bathroom with deep bath, mains shower over, and vanity sink unit completes the internal accommodation.

Externally, there is an enclosed west facing rear garden with lawn, decking and sheds, and a well kept front garden. With its versatile layout, spacious kitchen, and multiple reception spaces, this is a home that offers considerable flexibility for modern family living.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





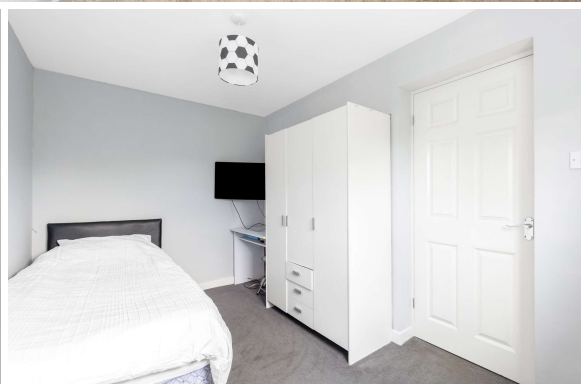
- Beautifully presented and extended semi detached villa
- Flexible layout
- Easy maintenance front garden
- Sizeable west facing rear garden laid to lawn with raised decking area and sheds
- Principal bedroom with en-suite and fitted wardrobes
- Three further double bedrooms
- Living/dining room with feature fireplace and living flame gas fire
- Beautifully appointed dining kitchen with French doors to rear
- Utility room
- Downstairs wc
- Versatile family room/fifth bedroom
- Contemporary bathroom with shower over deep bath
- Gas central heating and Double glazing

Energy Rating C. Council Tax Band F.

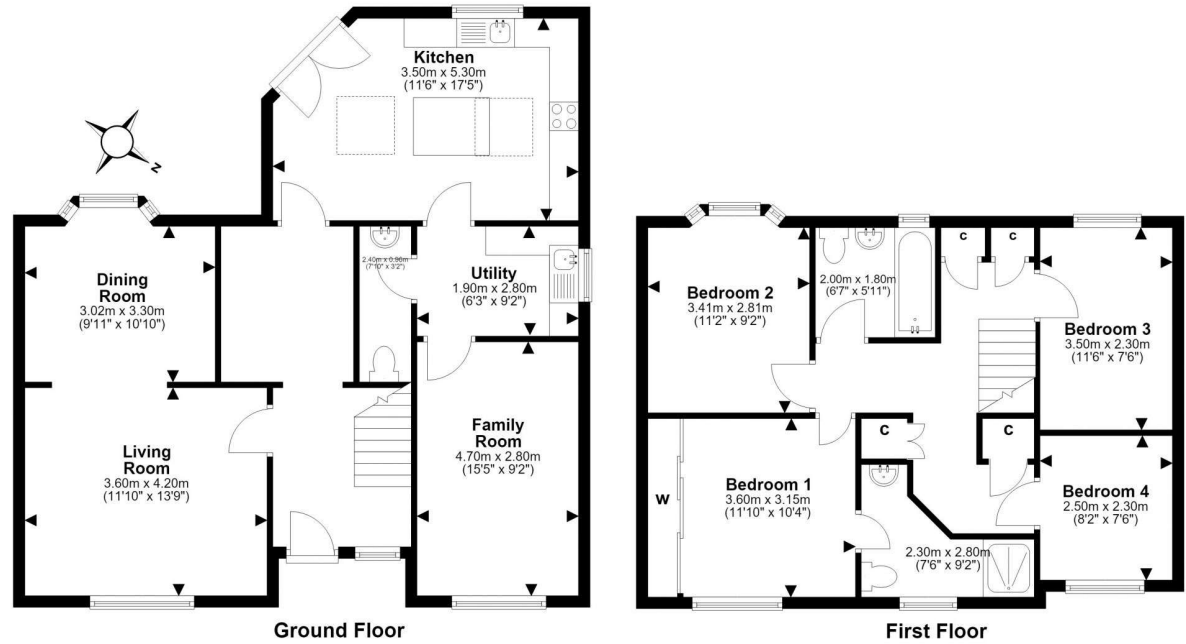
Included in the sale will be all blinds and curtains, and the fridge freezer, cooker, and dishwasher.



Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.