



23 Craigmount Crescent  
CORSTORPHINE | EDINBURGH | EH12 8DG

  
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Well presented, detached bungalow with flexible accommodation to four bedrooms, private front and rear gardens, driveway and garage, situated on a quiet residential street in the much sought after Corstorphine area. This impressive family home offers generously proportioned, comfortable and well-planned accommodation with a degree of flexibility and features a front facing living room, dining room/bedroom 4, three generous bedrooms, breakfasting kitchen fitted with floor and wall units, pulley, and space for appliances, and a modern shower room with dual headed mains shower and vanity sink unit, completes the internal accommodation. The property further benefits from gas central heating, double glazing, a floored attic with window and externally, fully enclosed south facing rear gardens, laid to lawn with patio area, front garden laid to lawn with mature shrubs, and driveway and garage. Early viewing is recommended to fully appreciate the quality of accommodation on offer.

- Detached bungalow with flexible accommodation
- Living room
- Fitted breakfasting galley kitchen
- Bedroom/public room with doors to rear garden
- Bedroom/dining room
- Two further double bedrooms
- Modern shower room with dual headed mains shower
- Gas central heating & double glazing
- Floored attic with window
- Enclosed South facing rear garden
- Mature front garden
- Driveway and garage to the front

Council Tax Band: F Energy Rating: D

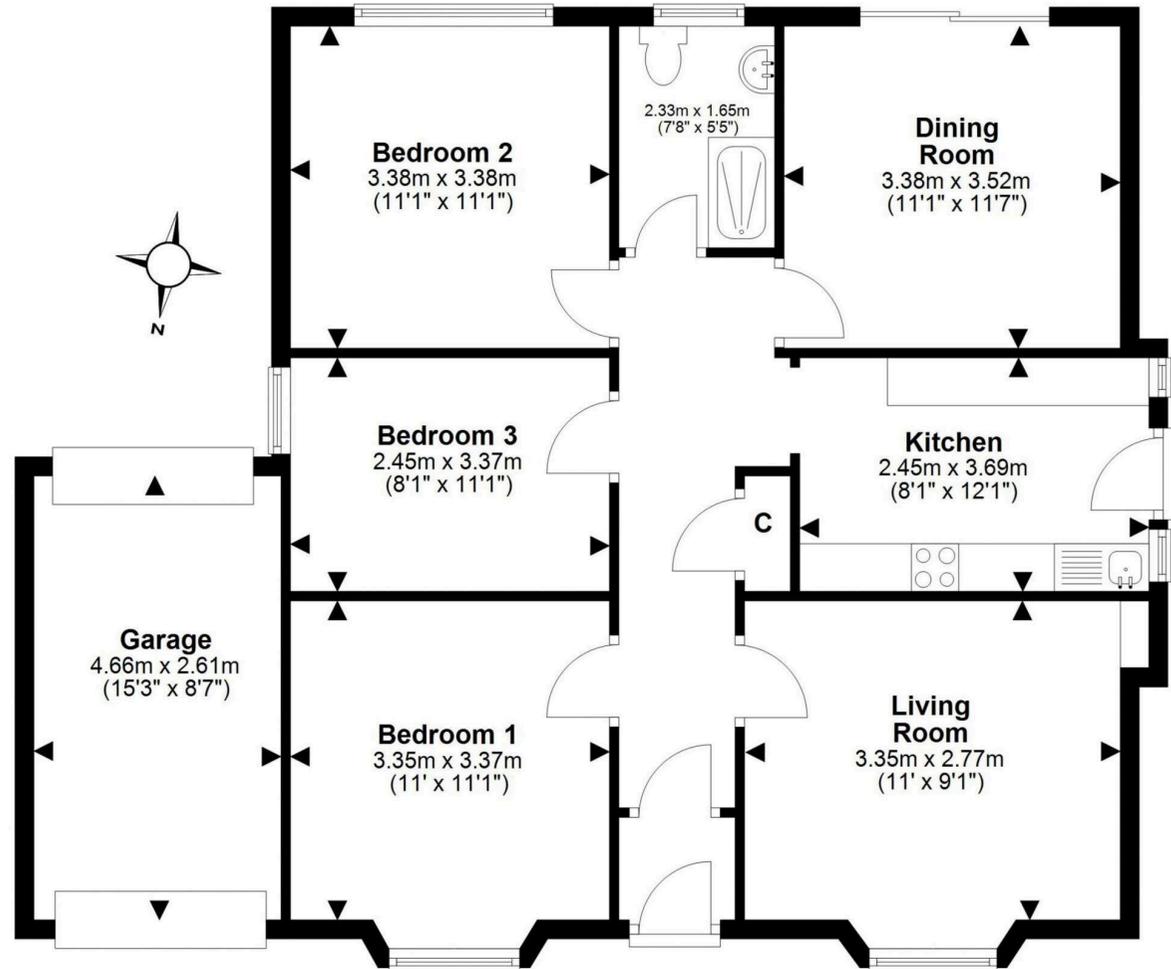
All fittings, fixtures, blinds and curtains are included in the sale of the property. The hob/oven, washing machine and fridge/freezer are also included in the sale. All furniture in the sale can also be included upon request.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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.