









Offers Over
£165,000

40/3 West Craigs Crescent

Corstorphine | Edinburgh | EH12 8NA

A spacious and bright first floor flat is quietly situated in the ever popular district of Corstorphine, close to excellent local amenities and transport links. Benefiting from a private balcony providing pleasant views, the property now requires modernisation/upgrading but provides fantastic potential to create a fine home.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal gardens
-  EPC rating – D
-  Council tax band - C



Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage cupboards, generously proportioned and bright lounge/dining with access to private balcony, fitted kitchen, two well proportioned double bedrooms and bathroom with three-piece suite.



Extras

The property will be sold as seen.

Gardens and Parking

The property is surrounded by beautifully maintained communal garden grounds and there is an allocated parking space within the carport, with on street parking also available.

Factoring

The common areas and garden grounds are maintained by Charles White Ltd at a cost of approximately £300 per quarter and this also includes buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

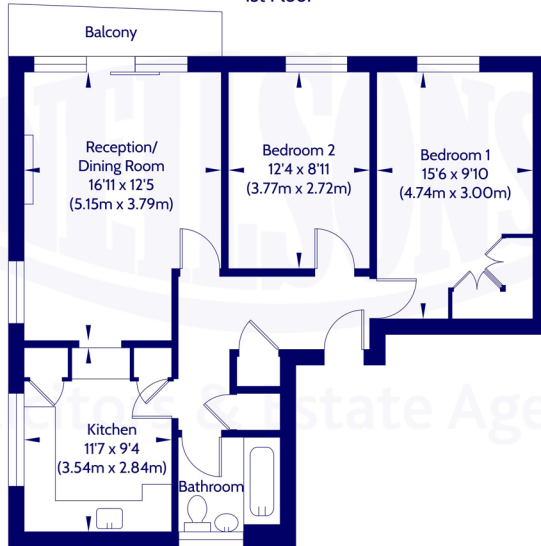
The property is located in the desirable residential area of Corstorphine, which lies to the north of the City Centre. Many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 67 Sq M / 726 Sq Ft.

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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