

11 CRAIGMOUNT TERRACE

Corstorphine, Edinburgh EH12 8BN



11
CRAIGMOUNT
TERRACE



GILSON GRAY
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SET ON A PEACEFUL RESIDENTIAL STREET

This detached chalet-style bungalow has been extensively upgraded to offer a stylish, contemporary family home with exceptional flexibility. Beautifully presented throughout in crisp neutral tones, the property offers four generous double bedrooms, two spacious reception rooms, a striking open-plan kitchen and dining room, a utility room, a family bathroom, and a luxurious shower room. A large rear garden, elevated deck with far-reaching views towards the Pentland Hills, extensive private parking, a garage, and useful cellar storage further enhance the appeal of this outstanding home.



PROPERTY NAME

11 Craigmount Terrace

LOCATION

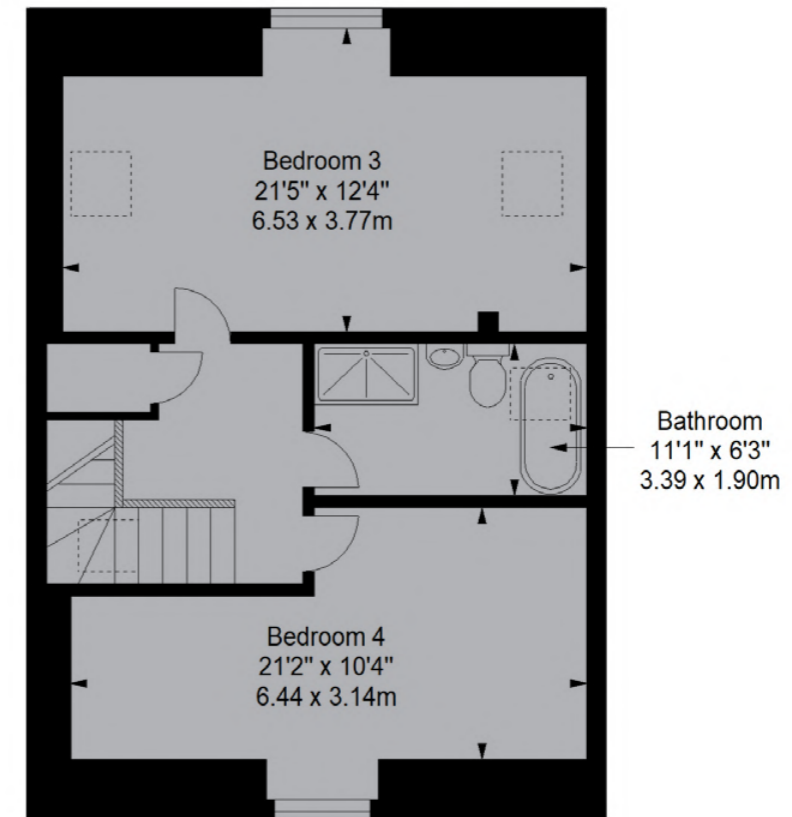
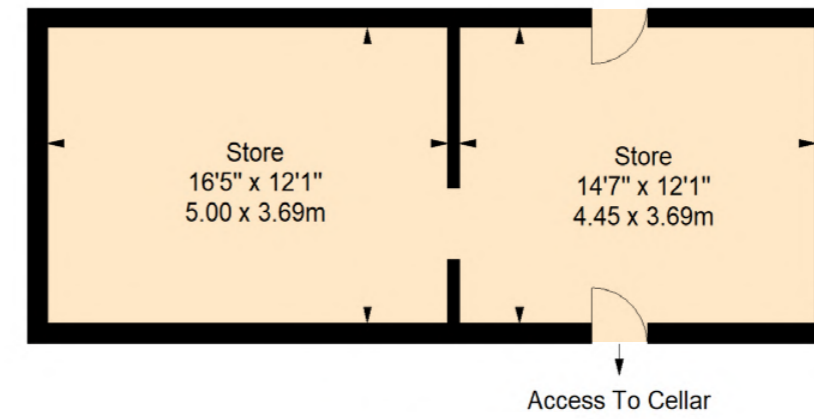
Corstorphine, EH12 8BN

APPROXIMATE TOTAL AREA:

184.5 sq. metres (1986.0 sq. feet)

- GROUND-FLOOR
- FIRST-FLOOR
- STORES (LOWER-GROUND)

The floorplan is for illustrative purposes.
All sizes are approximate.



Stylish detached FAMILY HOME

Craigmount Terrace is a quiet residential address in ever-popular Corstorphine, close to highly regarded local schooling, including Craigmount High School, as well as excellent everyday amenities, supermarkets, and leisure facilities. The area is particularly well-connected, with swift access to the City Bypass, the M8, Edinburgh Airport, tram links, and frequent bus services into the city centre. Combining an established setting with generous internal proportions and modern finishes, this is an ideal home for growing families.



GENERAL FEATURES

- Detached chalet-style bungalow in sought-after Corstorphine
- Quiet residential setting close to excellent schools and amenities
- Stylish contemporary interiors finished in crisp neutral tones
- Superb transport links to the city centre, City Bypass, M8, tram network, and airport
- Four generous double bedrooms and flexible family accommodation
- Exceptional open views towards the Pentland Hills
- Extensive lower ground floor storage beneath the property
- EPC Rating - C | Council Tax band - F

ACCOMMODATION FEATURES

- Bright vestibule and welcoming central hall with wood-toned flooring
- Attractive living room with a bay window, side-facing glazing, and a log-burning stove
- Substantial open-plan family room and dining area with sliding doors to the deck
- Contemporary kitchen with gloss-white cabinets, oak-inspired worktops, and integrated appliances
- Separate utility room with further storage, laundry facilities, and garden access
- Generous principal bedroom with extensive fitted wardrobes
- Versatile ground-floor double bedroom suitable as a study or additional sitting room
- Two exceptionally spacious upper double bedrooms with elevated open views
- Stylish ground-floor shower room with twin basins and a walk-in rainfall shower
- Luxurious upper bathroom with a freestanding bath, separate shower, and skylight

EXTERIOR FEATURES

- Large enclosed south-facing rear garden with a lawn and mature planting
- Elevated deck ideal for outdoor dining and entertaining
- Far-reaching rooftop views towards the Pentland Hills
- Extensive monoblocked driveway with parking for multiple vehicles
- Attached garage with direct access from the driveway
- Low-maintenance front garden with gravelled sections and paved pathways

BRIGHT

VESTIBULE & WELCOMING HALL

with wood-toned flooring

A bright vestibule opens into a spacious central hall finished with wood-toned flooring and soft neutral décor. The hall creates an immediate sense of space and provides access to the principal ground-floor accommodation, with useful built-in storage enhancing practicality.





A bay window, side-facing glazing, and a log-burning stove



ELEGANT LIVING ROOM

and open-plan family space

To the front, the living room is a particularly inviting reception area, centred around a log-burning stove framed by a rustic timber mantel and a striking deep-blue feature wall. A large bay window ensures excellent natural light throughout the day.





Elevated deck ideal for outdoor dining and entertaining



OPEN-PLAN FAMILY ROOM and dining area

At the rear, a substantial open-plan family room and dining area creates a superb entertaining space. Finished with continuous wood-toned flooring and flooded with light from large sliding doors, it opens directly onto an elevated south-facing deck overlooking the garden and enjoying far-reaching rooftop views towards the Pentland Hills.



CONTEMPORARY KITCHEN

and utility
room

Open to the dining and family area, the kitchen is fitted with sleek gloss-white cabinets, oak-inspired worktops, and metro-tiled splashbacks.





Integrated appliances and extensive storage

are complemented by generous workspace and ample room for family dining.



A separate utility room provides further storage, laundry facilities, and direct garden access.

Extras: The sale includes all fitted floor and window coverings, appliances and light fittings. Appliances include an integrated double oven, gas hob and extractor and dishwasher and a freestanding American style fridge-freezer, washing machine and tumble dryer.



SPACIOUS PRINCIPAL BEDROOM



The principal bedroom is an impressive retreat, enjoying generous proportions, excellent natural light, and extensive fitted wardrobes finished in a rich navy tone, with mirrored sections adding further light and depth.





THREE FURTHER DOUBLE BEDROOMS offering flexibility

There are three further double bedrooms, all offering flexibility for family life, guests, or home working. One is located on the ground floor and could also serve as an additional sitting room or study, whilst the two upper bedrooms are exceptionally spacious and benefit from elevated open views.





TRINITY

bathrooms



Freestanding bath, separate shower, and skylight

A stylish ground-floor shower room features twin countertop basins, a large walk-in rainfall shower, and contemporary tiling. Upstairs, the family bathroom is equally impressive, fitted with a freestanding bath beneath a skylight, a separate shower enclosure, and sage-toned herringbone tiling.



Stylish ground-floor shower room with twin basins and a walk-in rainfall shower

LARGE ENCLOSED SOUTH-FACING REAR GARDEN

with a lawn and mature planting



The south-facing rear garden is fully enclosed and ideal for families, with a large lawn bordered by mature shrubs and planting. An elevated deck provides an excellent setting for outdoor dining and entertaining, whilst also making the most of the open outlook towards the Pentland Hills. Extensive cellar storage beneath the house adds further practicality. To the front, a large monoblocked driveway provides parking for multiple vehicles and leads to an attached garage.

CORSTORPHINE



Thoroughly deserves its reputation as a desirable and well-connected residential area

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 is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, Sainsbury's, and Scotmid. 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, and badminton and squash courts. 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. Schools within the catchment area are Craigmount High School and East Craigs Primary School. 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.



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