



Solicitors & Estate Agents










Offers Over

**£270,000**

## 7 Craigs Park

Corstorphine | Edinburgh | EH12 8UL

Neilsons are delighted to present this appealing three-bedroom semi-detached villa, quietly positioned within a highly sought-after pocket of Corstorphine. Enjoying a peaceful gated courtyard setting, the property is ideally placed for access to a wide range of local amenities and excellent transport links, making it well suited to first-time buyers, professionals, and growing families alike.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom Plus WC
-  Garage
-  Rear Gardens
-  EPC Rating – B
-  Council Tax Band - E



virtually staged by **HOMELII**

## Description

The accommodation begins with a front porch which leads into an inner hallway, providing access to the main living areas. To the front, the reception room is a bright and comfortable space, enhanced by a large picture window overlooking a communal courtyard. This room also benefits from useful shelved storage with integrated lighting, adding to its practicality. To the rear, the dining kitchen is well arranged with a range of fitted wall and base units, along with integrated appliances including a hob, oven, and extractor hood. There is ample space for dining, making it a sociable hub of the home, and this area flows naturally into a conservatory. The conservatory provides an additional reception space and enjoys a direct connection to the rear garden. The property offers three double bedrooms, each providing comfortable and flexible accommodation. The rear-facing bedroom enjoys a quieter position, while the two additional bedrooms benefit from open aspects and incorporate useful storage solutions. The bathroom is fully tiled and fitted with a two-piece suite set within vanity storage, alongside a corner shower enclosure with an electric shower and a chrome towel rail.



virtually staged by **HOMELII**

A fee is payable to James Gibb for the upkeep of the communal areas of approximately £27 per quarter.

This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Garage

Externally, the enclosed rear garden offers a variety of outdoor features, including a patio area, lawn, pond, and planted borders, along with external storage. A separate lock-up garage provides further storage or parking options.

## Viewing

By appointment through Neilsons (0131 625 2222).



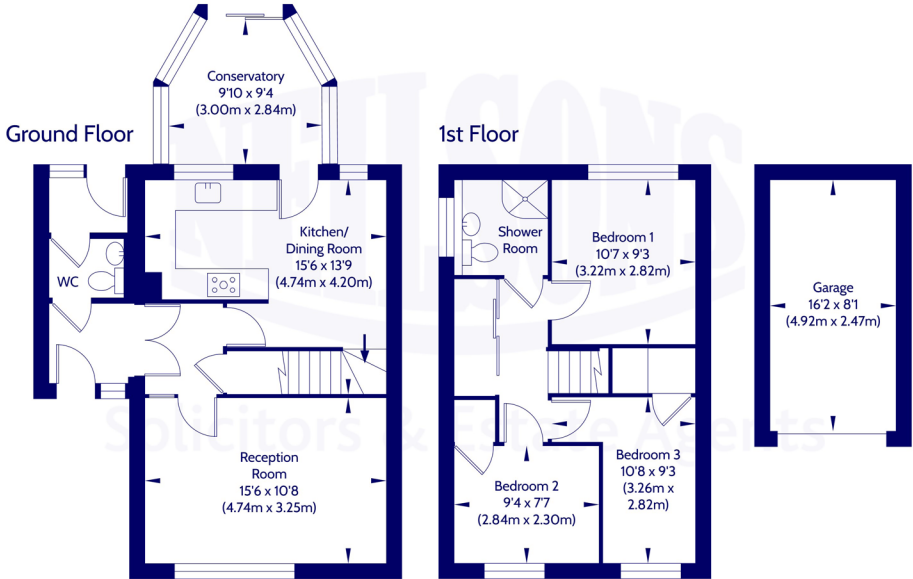


## Location

The property is located in the desirable suburb of Corstorphine. 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 88 Sq M / 937 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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