



19 Norwal Drive  
West Craigs, EH12 0ED

**Deans**   
Solicitors & Estate Agents LLP



## DETACHED VILLA

- Sitting Room
- Dining Kitchen/Family Room
- Four Bedrooms
- Two En-Suite Shower Rooms
- Bathroom
- WC Apartment
- Gas Central Heating & Double Glazing
- Private Gardens
- Driveway & Single Garage
- EPC Rating - B



Forming part of a modern residential development, this lovely, light and airy executive detached villa is situated within the sought after location of West Craigs. The property is close to excellent amenities including the Gyle Shopping Centre with Edinburgh Gateway Train Station & Tram line stop providing quick and easy access to the City Centre, Edinburgh Airport and the North and South. Maybury Primary School and Craigmount High School are both within easy reach of the property. The spacious accommodation would make an ideal family home and comprises: welcoming entrance hallway with WC apartment, delightful sitting room, modern well laid out fitted dining kitchen open plan to family room with bi-folding doors to garden, utility room off with door to integrated garage. Upstairs lead to four good sized double bedrooms/two with en-suite shower rooms and stylish family bathroom with separate shower enclosure. There are well maintained private gardens to the front and side with a large fully enclosed child friendly rear garden. A driveway provides off-street parking and leads to the single integrated garage. Further benefits include gas central heating and double glazing. Included in the sale are the; fitted carpets and floor coverings, blinds, cooker, oven, hob, hood, fridge-freezer, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided. Washing machine and tumble dryer may be available by separate negotiation.

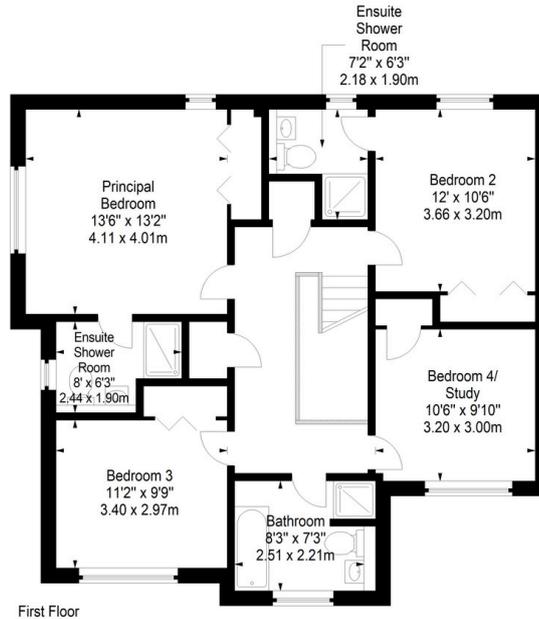
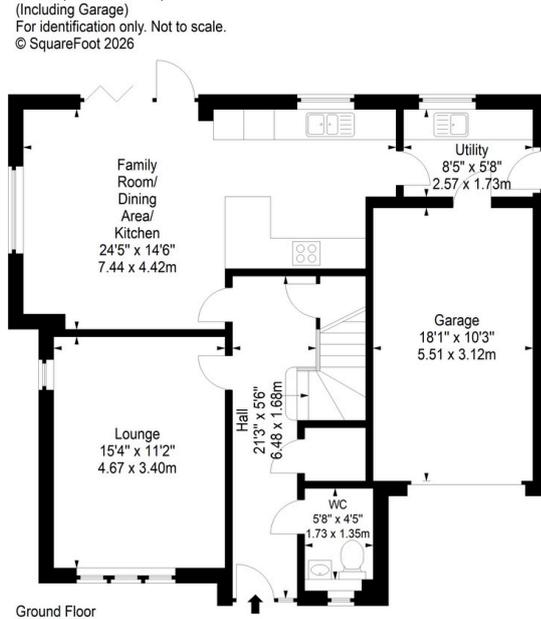




Norwal Drive,  
Edinburgh,  
Midlothian, EH12 0ED



Approx. Gross Internal Area  
1874 Sq Ft - 174.09 Sq M  
(Including Garage)  
For identification only. Not to scale.  
© SquareFoot 2026





Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

**Deans**   
Solicitors & Estate Agents LLP

Your Property People.

**0131 667 1900**

[mail@deansproperties.co.uk](mailto:mail@deansproperties.co.uk)

[deansproperties.co.uk](http://deansproperties.co.uk)