










Offers Over

£580,000

48 East Craigs Wynd

Corstorphine | Edinburgh | EH12 8HJ

An excellent opportunity has arisen to purchase this most impressive detached villa with extensive private gardens, multi-vehicle driveway and double garage. Forming part of a sought after modern development, the property is pleasantly positioned within a quiet village green style cul-de-sac with open aspect to the front and rear providing a high degree of privacy.

-  4 Bedrooms
-  3 Public Rooms
-  2 Bathrooms & WC
-  Double Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - G



Description

The property has been meticulously maintained to a high standard throughout and, with its spacious and stylish layout, will undoubtedly appeal to growing families. Presented in true walk-in condition, the accommodation begins with a welcoming reception hallway, complete with a useful WC and convenient under-stair storage. The beautifully presented bay-windowed reception room enjoys a bright dual aspect, with patio doors providing direct access to the rear garden. There is a stylish and well-designed breakfasting kitchen featuring integrated appliances, with a separate utility room off, offering plumbing for a washing machine and a side door leading to the garden. Further enhancing the ground floor is a generous dining room, which flows seamlessly into a south-facing conservatory, where lovely open views over the garden can be enjoyed.

A carpeted staircase leads to the upper landing, which provides access to a partially floored attic with power.

The principal bedroom is front facing and benefits from fitted wardrobes and an en-suite shower room. There are two further well-proportioned double bedrooms, along with a single bedroom, also featuring built-in wardrobes. A family bathroom with a three-piece suite completes the accommodation on this level. In addition, the property benefits from gas central heating and double glazing, ensuring comfort and efficiency throughout the year.



Extras

All fitted floor coverings, curtains and blinds will be included in the sale together with the integrated appliances in the kitchen.

Gardens, Garage & Driveway

The property benefits from a mono-bloc driveway to the front, providing ample off-street parking for multiple vehicles. A double garage, complete with light and power, offers excellent additional storage or workspace. A standout feature of this impressive home is the delightful south-facing rear garden. Thoughtfully landscaped, it features a decked and chipped stone seating area directly off the conservatory—perfect for outdoor dining and entertaining—leading to a well-maintained lawn and a lower barked section with established planting. Fully enclosed, the garden provides a safe and generous outdoor space for all the family to enjoy.

Viewing

By appointment through Neilsons 0131 625 2222.





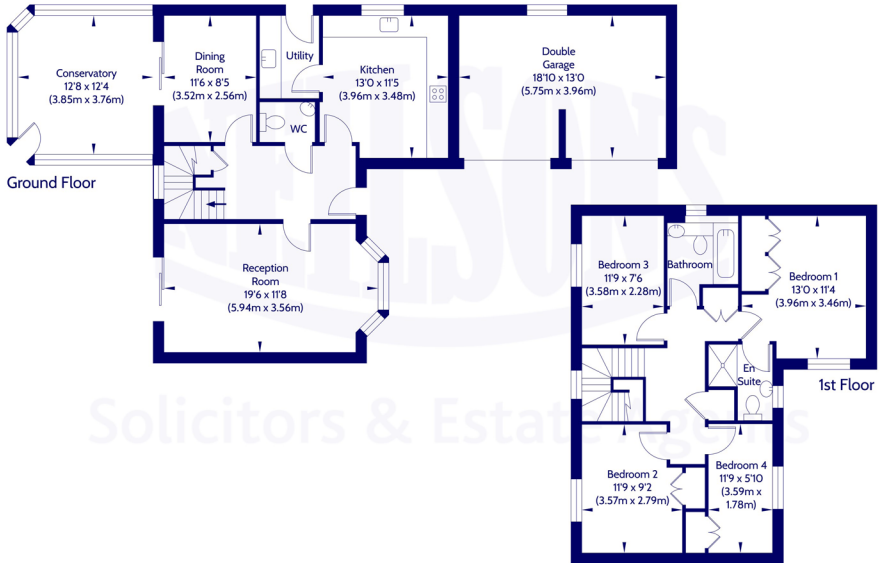
Location

The property is located in a peaceful residential area in the ever-popular suburb of Corstorphine, which lies to the west of Edinburgh city centre. Many local shops and services are on hand within easy walking distance of the property, including Tesco and Lidl supermarkets. Close by, The Gyle Shopping Centre and Hermiston Gait 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 and Edinburgh Zoo. The area is very well served by local public transport which links it 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 138 Sq M / 1480 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.



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