



27 Craigs Avenue, Corstorphine
Edinburgh, EH12 8HS









Stylish, spacious and extended detached bungalow set over three floors providing flexible family accommodation located in a popular residential area. There are good local amenities, with excellent shopping facilities available both at The Gyle Shopping Centre and also locally in Corstorphine. It is in the catchment area for Corstorphine Primary School and Craigmount Secondary School.

The property is in easy commuting distance of Edinburgh Park, one of Edinburgh's most prestigious business centres. The property is also convenient for access to the Airport, the city bypass and the major motorway networks. There are excellent regular bus services running nearby, with greenways to the city centre.

Leisure facilities are well catered for with The David Lloyd Leisure Centre just a short distance away and several excellent golf courses in the area including Bruntsfield, Royal Burgess and Turnhouse golf courses.

Internally the property is in good decorative order throughout and benefits from double glazing, gas central heating and extensive storage facilities.



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Property Details

- Entrance Vestibule with astragal glazed door to hall.
- Welcoming Hall with staircases providing access to the upper and lower floors.
- Bright and spacious Lounge with bay window to rear with open outlook over the rear garden. Feature fireplace with surround and electric fire.
- Fitted Kitchen with matching wall and base units. The free-standing gas cooker, washing machine, dishwasher and fridge are included in the sale. Space for freezer. Ample worksurfaces with integrated sink with drainer. Window to side.
- Large Double Bedroom with bay window to front.
- Second Double Bedroom with window to front.
- Home Office / Bedroom with window to rear again with open views over the garden.
- Family Bathroom with white three-piece suite comprising bath with electric shower above, wash hand basin and WC. Frosted window to side. Extractor.

Half Landing

- Stylish Shower Room with white two piece suite comprising wash hand basin with vanity unit below and WC. Shower compartment with mixer shower. Shaver point. Under floor heating. Velux window to side.

Upper Floor

- Large Double Bedroom with Dormer window to rear with open views south. Two built-in cupboards. Study with Velux window to side. Built in desk.



- Large Double Bedroom with Dormer window to front. Two built-in cupboards. Shelving. Study with Velux window to side.

Garden Level

- Living Room with window to side. Large under stair cupboard. Fitted wall and base units. The washing machine, fridge and freezer are included in the sale. Double astragal doors to Sun Room.
- TV / Games Room with large walk-in cupboard. WC with white two-piece suite comprising small Belfast sink and WC.
- Superb and spacious Sun Room with bi-fold doors opening onto the south facing rear garden.
- Family Room with bifold doors to greenhouse. Could be used as a further bedroom if required.
- Office with good sized shelved cupboard. Built in desks. Shelving.

EXTERNAL

A driveway provides off street parking and leads to a single garage with remote controlled up and over door which in turn leads to two useful stores. Electric vehicle charging point.

The front garden has been laid with paving stones providing additional off-street parking. The south facing rear garden is fully enclosed and features a large lawn, two patios with space for garden furniture. The garden shed is included in the sale.



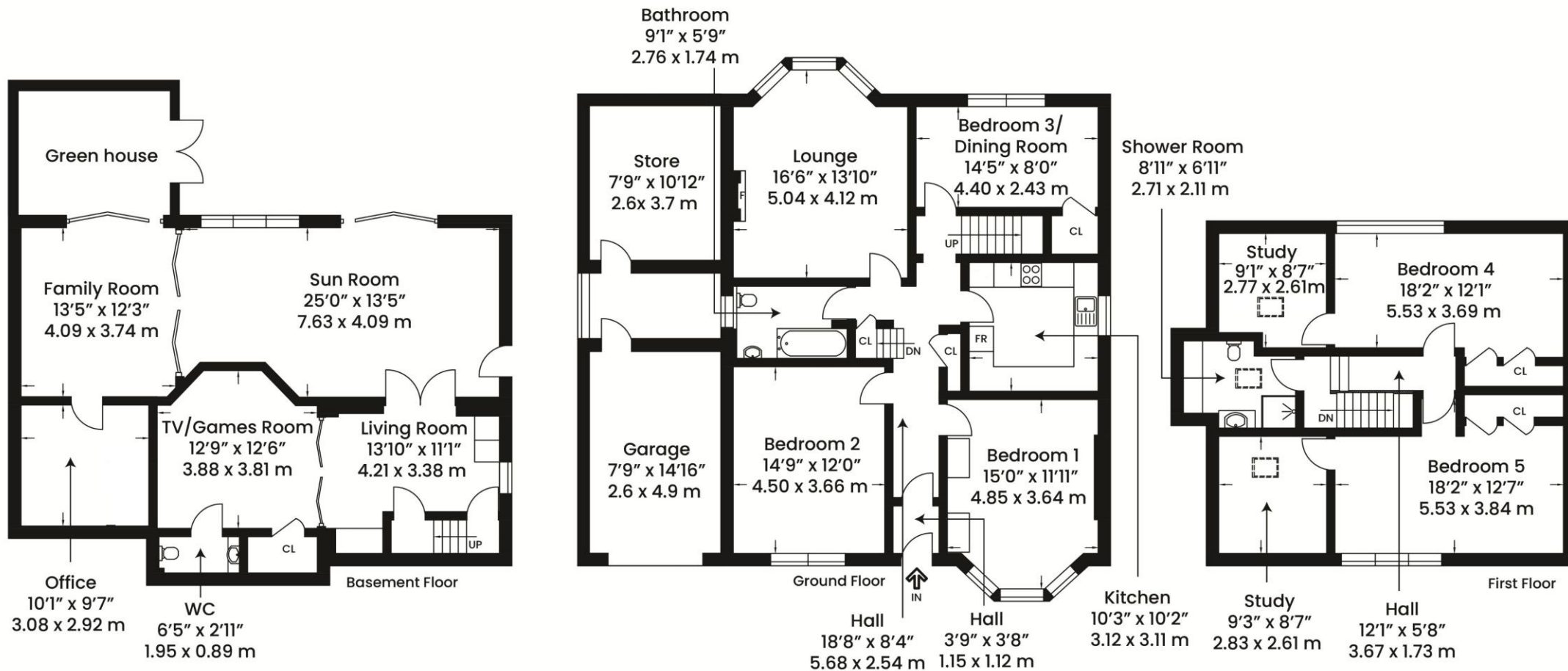












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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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Energy Performance Rating: C

Council Tax Band: G