



## 103 Craigs Park, Edinburgh, EH12 8UN

A bright and generously proportioned two-bedroom upper villa benefiting from a private entrance, garage and gardens. The property is tastefully decorated in neutral tones throughout, maximising the sense of space and natural light. Further benefits include gas central heating and double glazing.

Accommodation comprises:

- Welcoming entrance hall with staircase leading to the first floor
- Spacious living/dining room featuring a large picture window, decorative cornicing, and an electric fire
- Two well-proportioned double bedrooms, both with built-in wardrobes
- Contemporary tiled bathroom fitted with a pedestal wash hand basin, WC, ladder-style towel radiator, and bath with shower which is a pumped hot water power shower
- Well-appointed fitted kitchen with a range of wall and base units, laminate worktops with inset sink, and appliances including a gas cooker, washing machine, and fridge freezer

Council Tax Band C



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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## Garden

To the rear, there is a fully enclosed private garden designed for ease of maintenance. There is a pleasantly landscaped courtyard area to the front, which is shared with the neighbouring residents. The property further benefits from a single garage situated nearby, along with unrestricted on-street parking within the development.

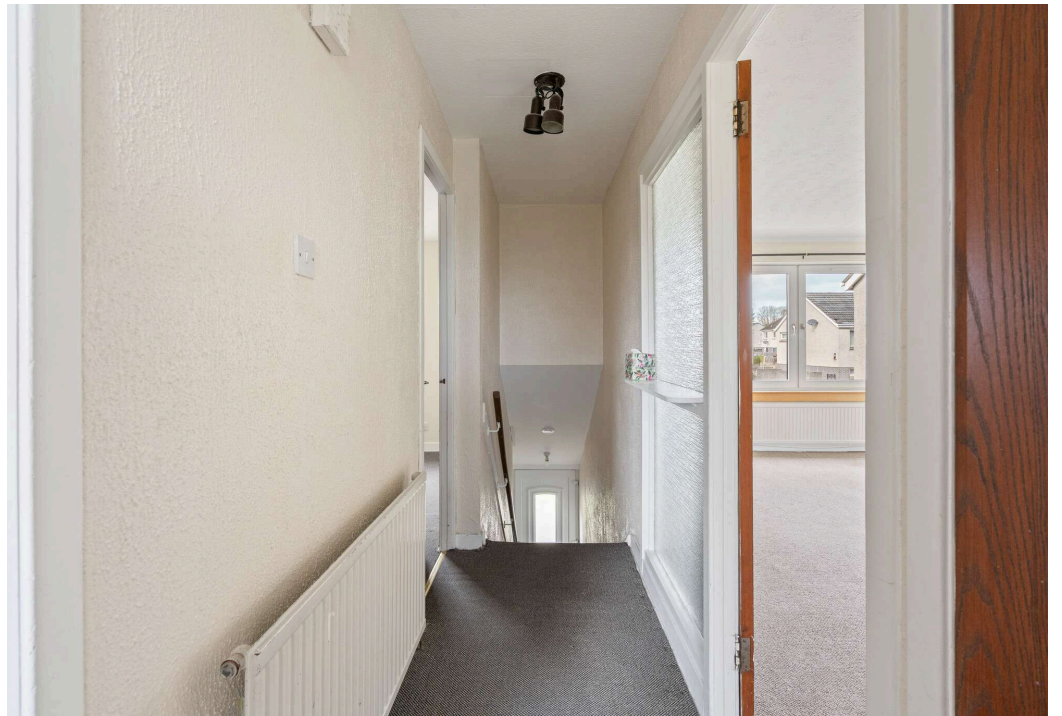
## Location

The property is situated within the well-established residential area of Corstorphine, approximately three miles west of Edinburgh City Centre. A wide range of local amenities, including shops, banking facilities, and cafés, can be found nearby on St John's Road. Larger retail options include a Tesco Extra, Lidl, and The Gyle Shopping Centre, all within a short drive.

The area offers excellent recreational facilities, including David Lloyd Leisure, Gyle Park, St Margaret's Park, and scenic walking and cycling routes along the former railway line. The property is also ideally located for access to major motorway networks and Edinburgh Airport. Regular bus services to the City Centre are available within walking distance, and the area is well served by highly regarded schools in both the state and private sectors.

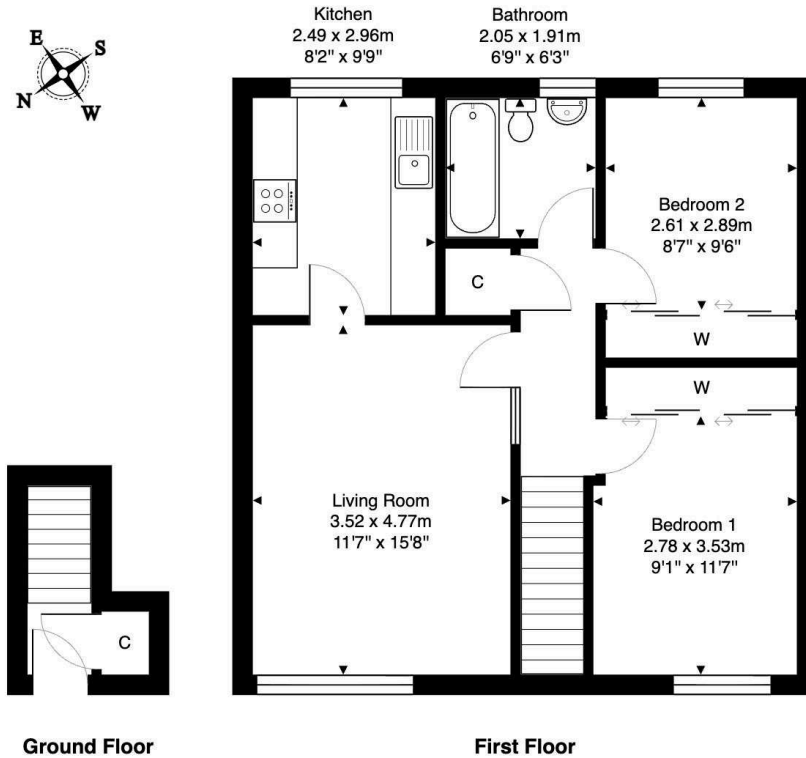
All fitted floor coverings, blinds, curtains, light fittings, and kitchen appliances are included in the sale.







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Total Area: 61.4 m<sup>2</sup> ... 661 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

**DMD** | SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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