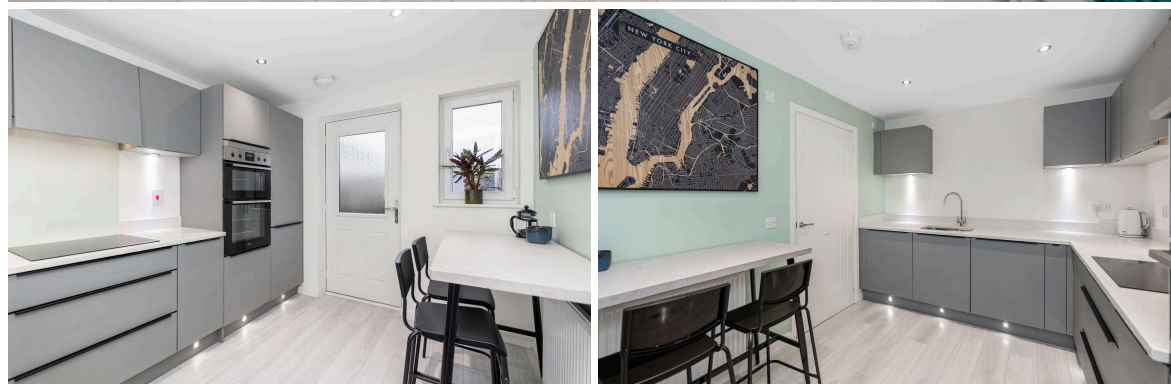




9 Amos Crescent
CORSTORPHINE | EDINBURGH | EH12 8FB


warners
solicitors & estate agents



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Fabulous three double bedroom detached villa, of immense appeal, forming part of the striking West Craigs development conveniently placed for a superb range of amenities and excellent transport links. Finished to a high specification throughout, with an enclosed landscaped rear garden, integrated garage and driveway making this property an ideal home for a range of buyers.

As you enter you are welcomed by the hallway which features a downstairs WC and useful storage cupboard. The bright and spacious living/dining room has ample space for lounge and dining furniture, under-stair storage, and gives direct access to the beautifully landscaped rear garden. The upgraded kitchen is fitted with a full range of floor and wall units, silestone quartz worktop, integrated appliances and breakfast bar.

Upstairs, the principal bedroom boasts a shower room and fitted wardrobes. The second bedroom also boasts fitted wardrobes and the third double bedroom has a bright dual aspect. The family bathroom with dual aspect, mains shower over bath and vanity sink unit completes the accommodation. Further benefits on offer are gas central heating and double glazing.

- Beautifully presented and bright south facing dual aspect detached villa
- Entrance hallway with storage and WC
- Living/dining room with direct access to rear garden
- Upgraded modern kitchen fitted with a range of appliances and breakfast bar
- Three double bedrooms, two with fitted wardrobes, one with en-suite shower room
- Family bathroom with mains shower over bath
- Gas central heating and double glazing
- Beautifully landscaped, enclosed rear garden with composite decking area
- Front garden, driveway and garage with electric car charger
- Factor Fees approximately £300 per annum.

All Fixtures, fittings (except 2 living room lights which will be replaced prior to entry) integrated appliances such as fridge/freezer, dishwasher, washing machine, double oven and induction hob are included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

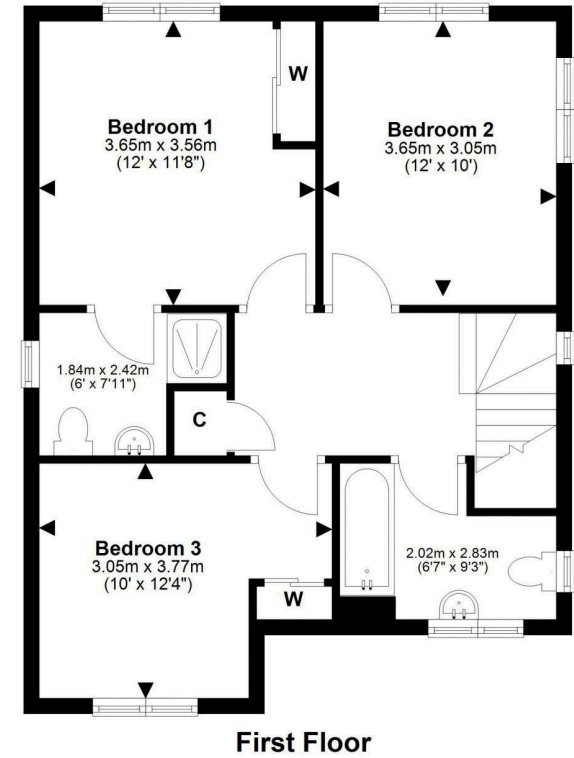
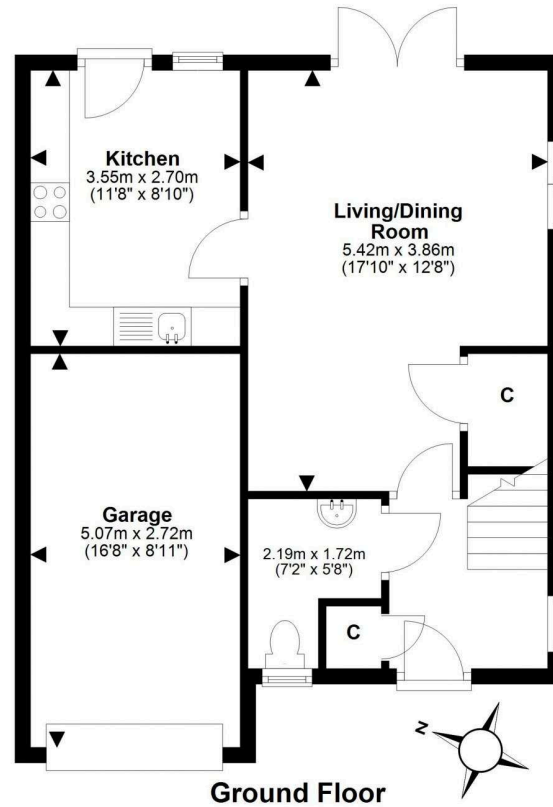


Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient with Edinburgh gateway tram stop and train station being a short walk away. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo and Cammo nature reserve. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Catchment area for Craigmount High School. Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.

Energy Rating B, Council Tax C

All furniture may be available through separate negotiation.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.