



3 Craigmount Hill

Corstorphine, Edinburgh, EH4 8DP



VMH ESTATE AGENTS



Impressive 4 bed detached family home with south facing gardens and detached garage

- Bright sitting room
- Well equipped kitchen with utility off
- Spacious dining room
- 4 double bedrooms
- 2 modern shower rooms
- Excellent family home
- Quietly positioned in convenient location
- Beautiful south-facing gardens
- Driveway & detached garage
- Gas central heating



Offers Over: **£450,000**



Further information can be found in the home report.

About the Property

Quietly positioned and occupying a generous south facing plot within a sought-after residential area of Corstorphine, this detached house with 4 double bedrooms presents an exciting opportunity for buyers looking to create an excellent family home with potential to further modernise and add value. Extending to approximately 1,541 sqft (143 sqm), the property offers generously proportioned and well-balanced accommodation over two levels, further benefiting from beautiful private gardens, driveway and a detached garage.

The ground floor is centred around a welcoming entrance sunroom and hall, leading to a bright and spacious sitting room with an attractive view to the courtyard garden. A separate dining room provides an ideal setting for family meals and entertaining, while the adjacent kitchen enjoys direct access to the rear porch/utility and garden. Completing the ground floor is a convenient modern shower room, finished to a high standard.

Upstairs, the property offers four well-proportioned double bedrooms, all benefiting from built-in storage, together with a further modern shower room. There is also access to a large partially floored attic.

Externally, the property enjoys extensive mature and beautifully maintained private gardens with a combination of lawn, patio area and an enclosed courtyard with pond together with a detached single garage and driveway parking.



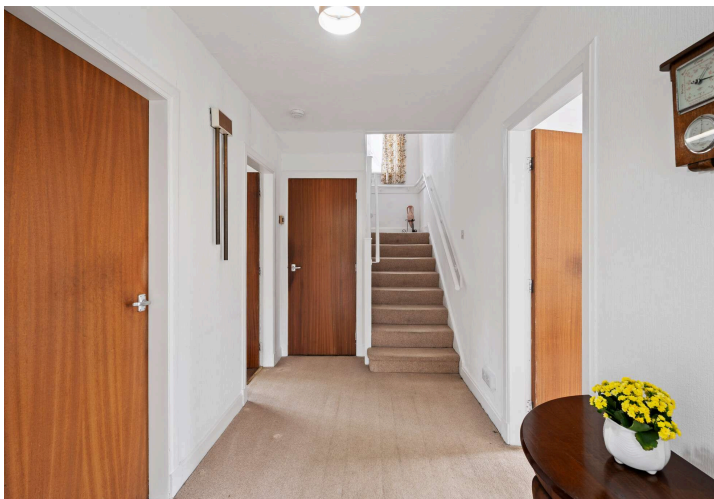
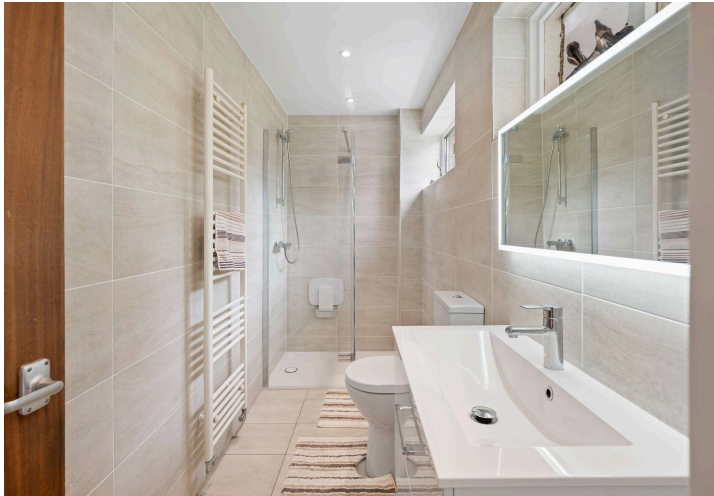


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Excellent family property
with potential to modernise
and extend further to create
a truly exceptional modern
family home

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📍 Location

Corstorphine is a highly desirable residential area west of Edinburgh City Centre, offering excellent transport links by road, rail, tram, and regular day and night bus services, with Edinburgh Airport just a short drive away. Renowned for its shopping, it combines traditional high street stores with major retailers including Tesco Extra, LIDL, and Co-op, while the nearby Gyle Shopping Centre offers over 40 shops, including M&S, plus a range of eateries. Leisure facilities are equally impressive, with David Lloyd providing a gym, indoor and outdoor pools, and tennis, badminton, and squash courts. Residents also enjoy Corstorphine Hill, local rugby, football and cricket clubs, nearby golf courses, and excellent road connections to the city centre, Glasgow, Fife, and the south. The area is well served by respected primary and secondary schools, with Edinburgh's leading independent schools also within easy reach.

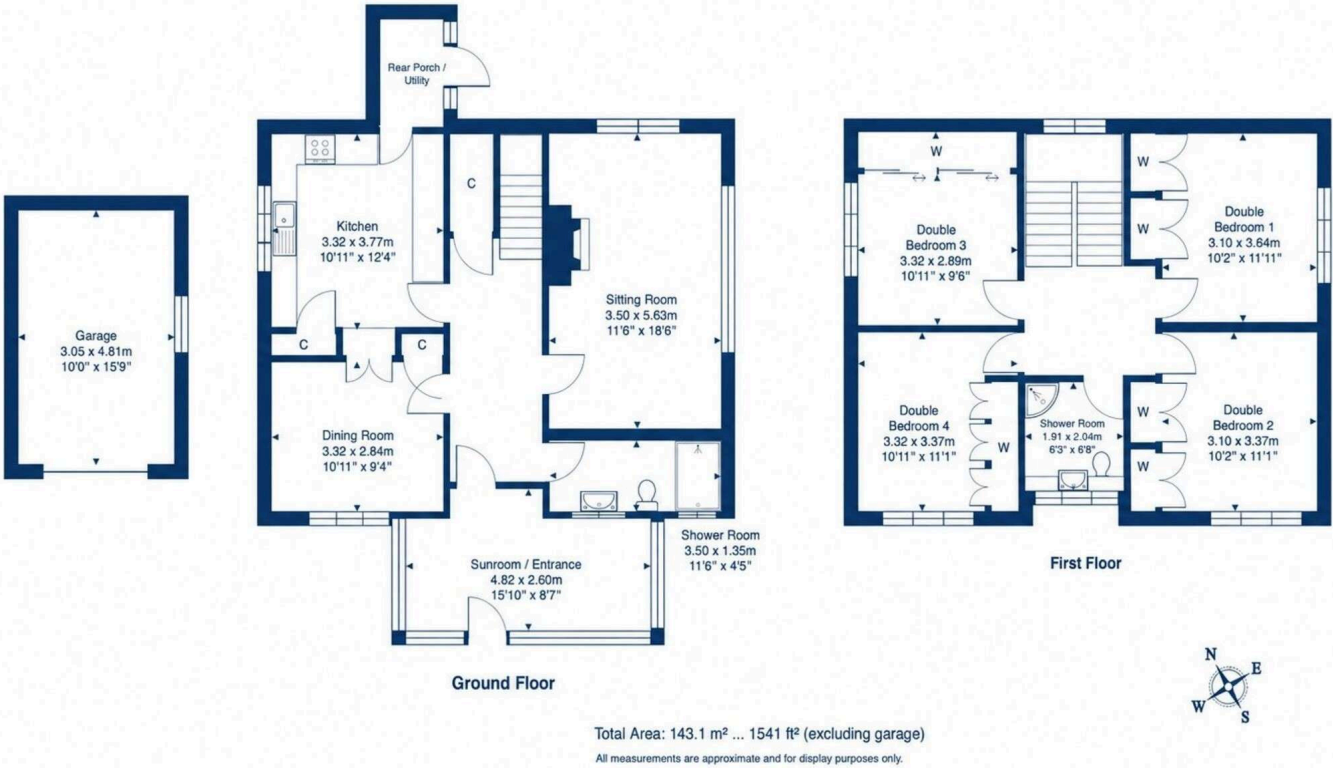
⊕ Extras

All fitted carpets, floor coverings, light fittings, kitchen appliances - cooker, washing machine and tumble dryer are included in the sale. No warranties or guarantees will be given in relation to appliances. Please note, fridge, freezer and electric fire (sitting room) will be removed before settlement.



Floor Plan

3 Craigmount Hill, Edinburgh, EH4 8DP





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Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

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