



36/5 West Craigs Crescent, EDINBURGH, EH12

Bright and well-maintained two bedroom top floor flat with private balcony, off street parking and landscaped communal gardens. The property benefits from double glazing and an electric central heating system.

The accommodation includes:

- Welcoming entrance hall providing access to all principal rooms.
- Generously proportioned living room with French doors opening onto a private balcony with an open outlook
- Two good sized double bedrooms with built-in storage units
- Modern shower Room with wall hung wash basin with vanity unit, WC, and a corner quadrant shower enclosure.
- Well-equipped fitted kitchen with an electric ceramic hob, marble-style laminate worktops with tiled splashbacks, electric oven and washing machine

The property is managed by Charles White and the factoring fee is £325 per quarter. This covers stair cleaning, garden maintenance and block building insurance. The factor also arranges common repairs.



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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Outside & Gardens

Well-tended landscaped communal gardens, which are mostly laid out to lawn. There is a covered parking area with further parking available on street. There is also an external storage cupboard, providing space for garden tools, bikes etc.

Location

West Craigs is situated on the western edge of Corstorphine about three miles west of Edinburgh City Centre. Local shops can be found nearby at Drum Brae with further shops, banking facilities and other social amenities nearby at St John's Road. There is also a Tesco Extra nearby, new Lidl supermarket off Gylemuir Road and the Gyle Shopping Centre is only a few minutes' drive. Recreational facilities in the area include the David Lloyd Leisure club, Drum Brae Leisure Centre and Corstorphine Hill and Cammo Estate provide a choice of pleasant walks. It is also well located for motorway connections and Edinburgh airport. Excellent regular bus services to the City Centre are within a short walk. It also has a tram and train station nearby at Edinburgh Gateway. The property is in the catchment area for Corstorphine Primary School and Craigmount Secondary School.

Extras

The fixed floor coverings, blinds, curtains and appliances are included in the sale.

Council tax

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



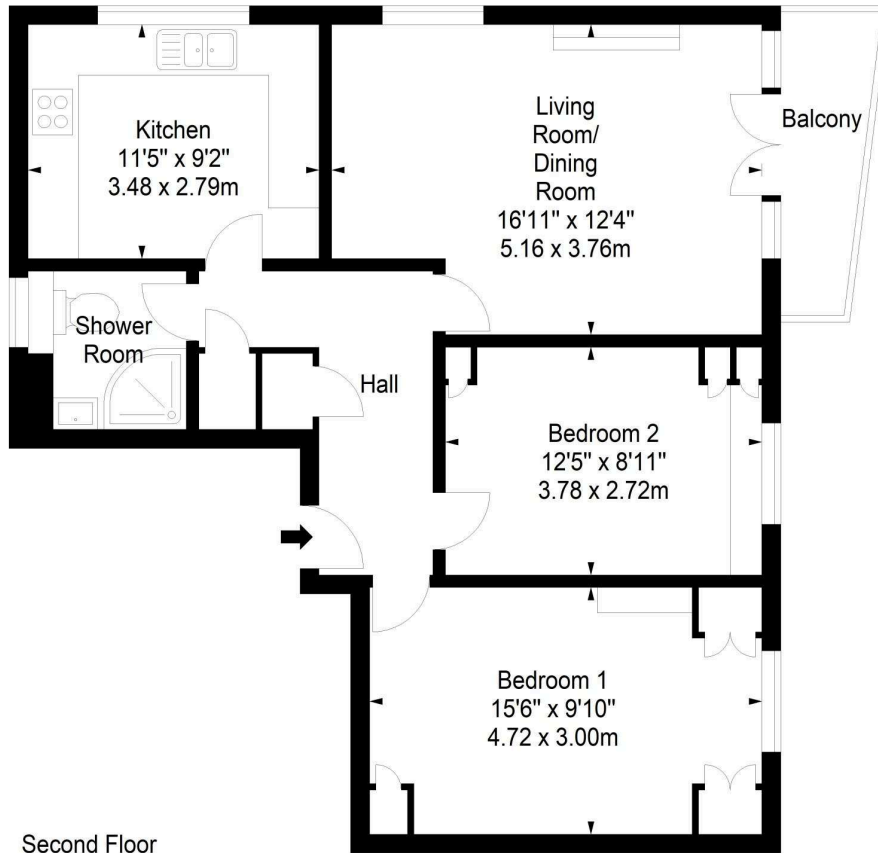




**West Craigs Crescent,
Edinburgh,
Midlothian, EH12 8NB**



Approx. Gross Internal Area
717 Sq Ft - 66.61 Sq M
For identification only. Not to scale.
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DMD SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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