



8 Craw Yard Drive, Edinburgh, EH12 9LU

This property is part of the City of Edinburgh Council's Golden Share Scheme, which allows eligible buyers to purchase at 80% of the market value, while still owning 100% of the home. A fantastic opportunity to step onto the property ladder in a competitive market. You can find more information at <https://www.edinburgh.gov.uk/downloads/download/15263/guide-to-golden-share-april-2022>. Eligibility criteria apply.

This modern two-bedroom terraced house is a highly appealing Golden Share property, offering an excellent opportunity to secure a quality home at an affordable price.

Set within a popular residential development in the well-connected South Gyle area, the property combines comfortable, contemporary accommodation with excellent access to local amenities and transport links. South Gyle railway station, regular bus services and the Edinburgh tram network are all within easy reach, while Edinburgh Airport, the City Bypass and motorway network are readily accessible.

The house is well suited to modern living, with two generous double bedrooms, a spacious living and dining room and a private enclosed rear garden. Further benefits include gas central heating and nearby residents' parking.

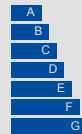
The accommodation comprises:

- Generous living / dining room with window to the front, staircase to the upper floor and useful storage cupboard beneath



FIXED PRICE £212,000

VIEWINGS CAN BE ARRANGED BY APPOINTMENT WITH DMD BY TELEPHONE, WEB ENQUIRY OR EMAIL.

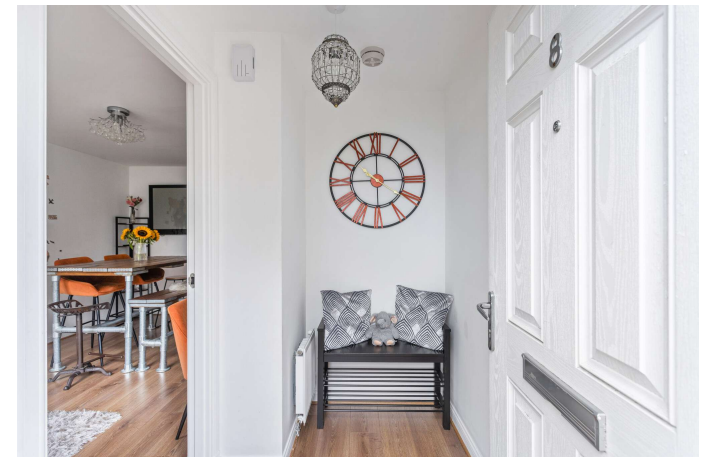


EPC RATING
D



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- Well-equipped fitted kitchen with white gloss units, contrasting laminate worktops and appliances including gas hob with extractor hood, electric fan oven, washing machine and fridge freezer
- Downstairs WC with wash basin
- Two good-sized double bedrooms, both benefiting from built-in wardrobes
- Family bathroom fitted with WC, wash basin and bath with mains shower over

Location

South Gyle is a popular and conveniently located residential area on the west side of Edinburgh, adjoining Corstorphine and particularly well placed for commuting throughout the city and beyond.

The property is within easy reach of The Gyle Shopping Centre and a wide variety of leisure and recreational facilities, including David Lloyd Edinburgh and several golf courses. South Gyle railway station is only a short walk away and provides regular services to Edinburgh city centre and Fife, while the nearby tram network offers convenient connections across the city and to Edinburgh Airport.

The area is also ideally positioned for several of Edinburgh's major business and commercial centres, with quick and easy access to the City Bypass and motorway network.

The property lies within the school catchment areas for Gylemuir Primary School and Forrester High School.

Outside & Gardens

The property benefits from a private enclosed rear garden, predominantly laid with artificial lawn and bounded by fencing, providing an attractive and easily maintained outdoor space. The garden shed is included in the sale. It also benefits from an allocated parking space to the rear of the property.

Extras

The fixed floor coverings, blinds, light fittings and kitchen appliances are included in the sale.

Interested parties

Prospective purchasers can find more information on the Golden Share scheme through this link:

<https://www.edinburgh.gov.uk/downloads/file/32205/a-guide-to-golden-share-april-2022>

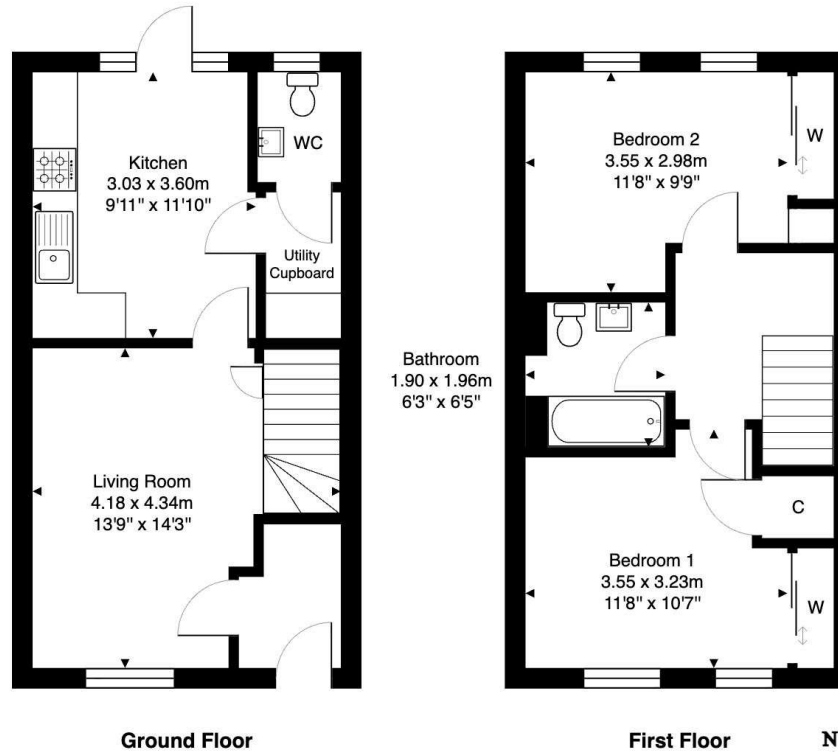
Council tax Band - B







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Total Area: 67.5 m² ... 727 ft²

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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