NEILSONS

Solicitors & Estate Agents



Fixed Price

£305,000

149 Craigmount Brae

Corstorphine | Edinburgh | EH12 8XW

This attractive, generously proportioned semi-detached house with private gardens, driveway and garage, is pleasantly positioned within the popular district of Corstorphine, close to excellent amenities, superb commuting links and reputable schooling.

- 2 Bedrooms
- 2 Public rooms
- 1 Bathroom
- Private Gardens
- Driveway & Garage
- EPC Rating – C
- Council Tax Band - E



Description

The bright and spacious accommodation would now benefit from a degree of modernisation, offering a fantastic opportunity for a buyer to create their own bespoke home. The property comprises; entrance hallway with storage, dual aspect reception room with patio doors leading to the sizeable conservatory with direct access to the sunny, south-facing rear garden. The breakfasting kitchen is fitted with a range of ample wall and base units with built-in gas hob, electric oven and hood with additional appliances included in the sale. There is a useful built-in breakfast bar with window and UPVC door leading to the garden. Completing the downstairs accommodation is a stylish shower room comprising of a modern suite with walk-in shower. A carpeted staircase leads to the upper floor with further storage provisions including the attic. There are two good sized double bedrooms, both with fitted wardrobes. Further benefits include gas central heating with upgraded boiler (circa 2025) together with double glazing.





This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Extras

The fitted floor coverings, light fittings, blinds and curtains will be included in the sale together with the built-in hob/oven/hood, fridge freezer, washing machine and dishwasher. The appliances shall be sold as seen.

Externally

The property benefits from private gardens to the front, side and rear with the rear garden benefiting from a south-facing aspect, with a paved patio with steps leading to a large chipstone area. A driveway is located to the front leading to the garage with power.

Viewing

By appointment through Neilsons on 0131 625 2222.









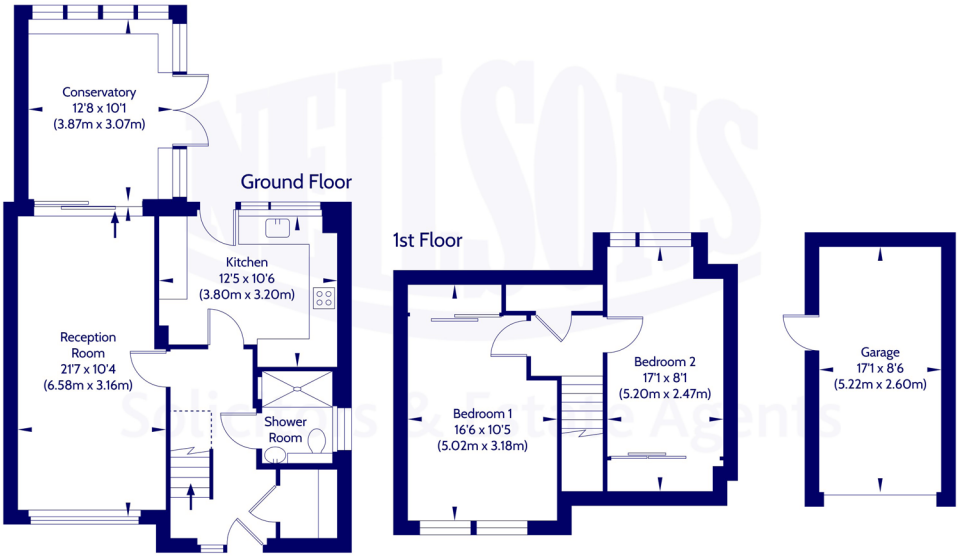
Location

The property is in the ever-popular district of Corstorphine, which lies to the west of the City Centre. An excellent choice of local shops and services are on hand with a Tesco Extra superstore & Lidl supermarket within easy walking distance. The Gyle Shopping Centre and Hermiston Gait Retail Park are just a short drive away and offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, and Edinburgh Zoo. The area is very well served by regular local bus services which link swiftly to the City Centre and surrounding areas. By car, the location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 91 Sq M / 983 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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