

12 Amos Crescent, Maybury, Corstorphine, Edinburgh, EH12 8FB



Description

A unique opportunity has arisen to acquire an impressive stone-built traditional farmhouse set within substantial garden grounds in the heart of Taylor Wimpey's West Craigs development. The home instantly captivates with the property's exterior showcasing a traditional and timeless stone façade. This perfectly-proportioned home is a natural choice for a growing family, offering generous and stylishly presented living space which comes with the added attraction of open south-facing views towards The Pentland Hills. The house has been sympathetically updated to a high standard, featuring modern interiors and is presented in a neutral manner giving a lovely bright feel.

Features

- Unique detached farmhouse, overall size of 1,915 Sq. Ft close to open green spaces and excellent local walks
- Good transport links connecting you to the city or bypass for wider travel
- Recently refurbished and modernised
- Two large public rooms
- High specification, with a well equipped kitchen featuring integrated appliances
- Five bedrooms and two bathrooms
- Utility room
- Gas central heating and double glazing
- Expansive private gardens
- A multi-car driveway

Extras

The fitted floor coverings, oven, hob, cooker hood, dishwasher and fridge/freezer are included.

EPC Rating: C

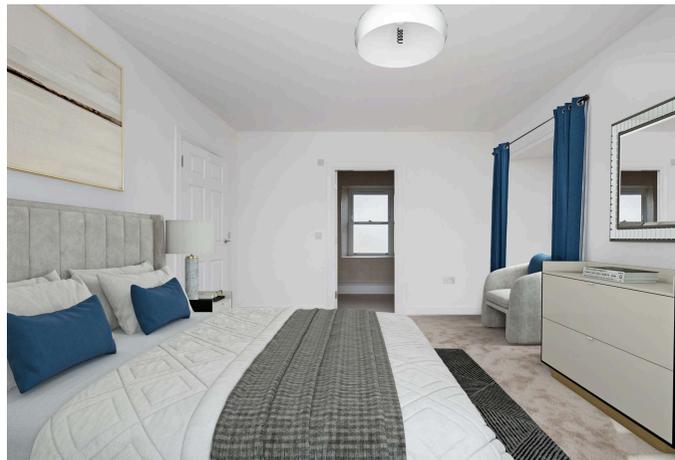


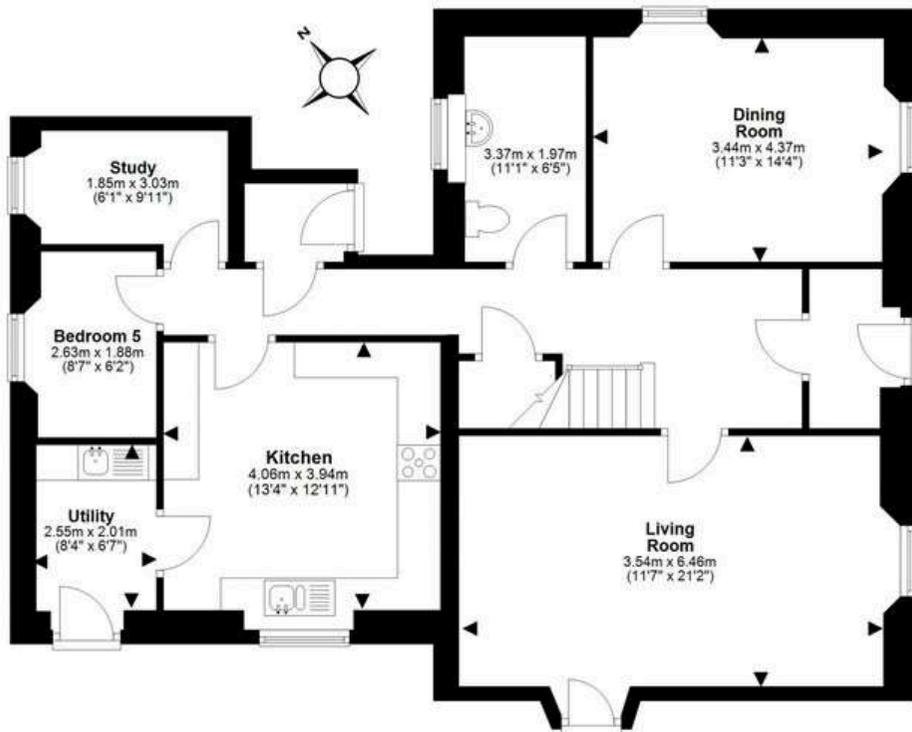
Location

Offering a wealth of amenities on your doorstep, Maybury/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. Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, Lidl and Scotmid. 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. 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, 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.

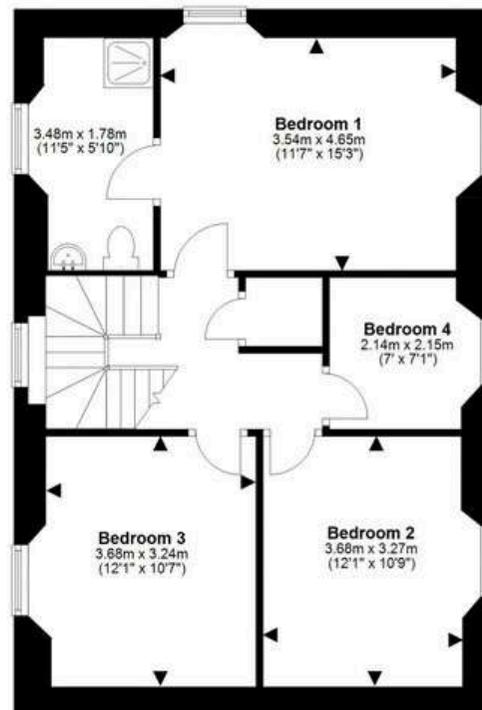
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





Ground Floor



First Floor

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



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

