



14/7 Craigmount Hill  
CORSTORPHINE | EDINBURGH | EH4 8HW

  
**warners**  
solicitors & estate agents



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Enjoy the perfect balance of peaceful surroundings and everyday convenience in this beautifully renovated second-floor flat, ideally located in the sought-after Corstorphine/East Craigs area. Recently upgraded throughout, the property is presented in true move-in condition, with new flooring, fresh contemporary decor and a bright, welcoming feel. Quietly positioned with lovely open outlooks, it offers a comfortable and flexible layout ideal for professionals, couples, families or those working from home. The spacious accommodation includes a generous lounge, two double bedrooms with built-in wardrobes, a third single bedroom, and a separate study/store room providing valuable additional space for home working, hobbies or storage. The modern kitchen has been thoughtfully updated and comes fully equipped with an induction hob, oven, dishwasher, fridge, freezer and washing machine – all included in the sale – making it ready to enjoy from day one. The contemporary bathroom features a shower over the bath along with a vanity unit providing practical storage. The property also benefits from programmable electric ceramic core radiators for efficient heating, double glazing, cavity wall insulation, a secure entry system, well-maintained communal gardens and private residents' parking. Offering stylish, move-in-ready accommodation in a peaceful yet exceptionally well-connected location, this is a home that combines comfort, practicality and lifestyle in equal measure.

- Recently renovated second floor flat in true move-in condition
- Bright lounge/dining room
- Well stocked fitted kitchen
- Two double bedrooms with fitted wardrobes and single bedroom
- Flexible study/storage room
- Bathroom with electric shower over bath
- Programmable electric ceramic core radiators and double glazing
- Secure entry system
- Well-maintained communal gardens and private residents' parking

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



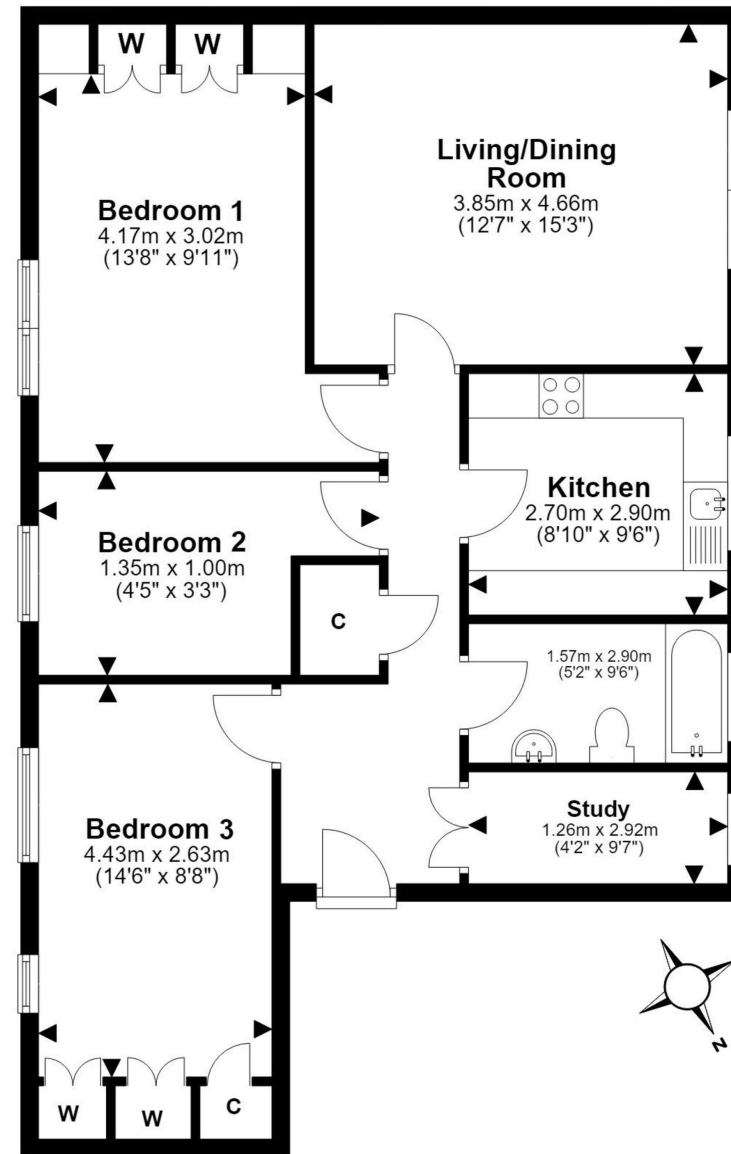
Council tax band C, EPC rating C  
 Factor - Homeowners Association that covers all of the 5 blocks on Craigmount Hill. The fee for the flat is £240 twice yearly

Extras: All white goods to be included in the sale, curtains and furniture are available by separate negotiation.

Corstorphine/East Craigs is one of Edinburgh's most desirable residential locations, offering an excellent blend of green space and local amenities. The flat sits at the gateway to miles of walking and cycling trails, while a range of everyday conveniences - including a grocery store, pharmacy, pub and takeaway - are all within easy walking distance. Excellent transport links make commuting simple, with regular bus services (1, 21, 26, 31 and 200), South Gyle railway station nearby, and quick access to the City Bypass, Queensferry Crossing and M8. Shopping is well catered for with St John's Road, Tesco Extra, Hermiston Gait Retail Park and The Gyle Shopping Centre all close at hand.

For leisure and recreation, residents can enjoy nearby parks, the woodlands of Corstorphine Hill, Edinburgh Zoo, Drum Brae Leisure Centre, David Lloyd Club, The Gym Group, the Capital Hotel gym and several local golf courses.





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