










Offers Over
£205,000

40/2 West Craigs Crescent

Corstorphine | Edinburgh | EH12 8NA

This attractive and well-proportioned two-bedroom ground floor flat is quietly situated within the sought-after Corstorphine area. Presented in move-in condition and conveniently located close to excellent amenities, transport links, and reputable schooling, the property is bound to appeal to first-time buyers, professionals, and those looking to downsize.

-  2 bedrooms
-  1 public room
-  1 bathroom
Separate WC
-  Communal grounds
-  Allocated parking
-  EPC Band - C
-  Council Tax Band - C



Description

The accommodation opens with a welcoming entrance hallway, featuring a handy double cloak cupboard. The lounge/diner is bright and spacious, benefitting from sliding doors on either side leading to two private balconies, creating a fantastic space for both relaxing and entertaining. The kitchen is well-appointed and fitted with a range of integrated and freestanding white goods. It enjoys a dual aspect outlook, partial tiling in splash areas, and a cupboard housing the boiler, replaced in late 2024. A rear hallway provides access to an additional storage cupboard. There are two comfortable double bedrooms. The principal bedroom enjoys a quiet rear aspect and offers ample space for freestanding furniture and flexible layouts. Bedroom two also benefits from a dual aspect outlook. The bathroom is well-kept and fitted with a shower over bath, fully tiled walls, and a heated towel rail. A separate two-piece WC with tiled flooring and partial tiling completes the accommodation.

Further benefits include gas central heating and double glazing.

The common areas and garden grounds are maintained by Charles white Ltd and cost approximately £300 per quarter, including building insurance.



Gardens & Parking

Externally, the property benefits from an allocated parking space, a private external storage cupboard, and beautifully maintained communal gardens for residents to enjoy.

Extras

Selected fixtures and fittings, including; integrated electric hob, oven, and extractor hood, freestanding fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

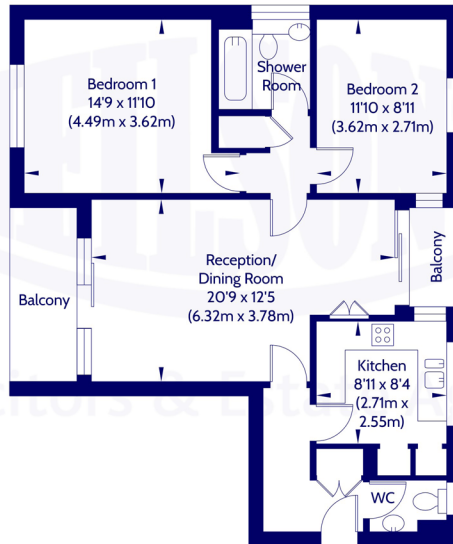
The property is located in the desirable residential area of Corstorphine, which lies to the west of the city centre. Many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport to the city centre and surrounding areas together with the Edinburgh Tram system which is a short walk away. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport is closeby.





Approx. Gross Internal Floor Area 69.83 Sq M / 752 Sq Ft.

Ground Floor



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.



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