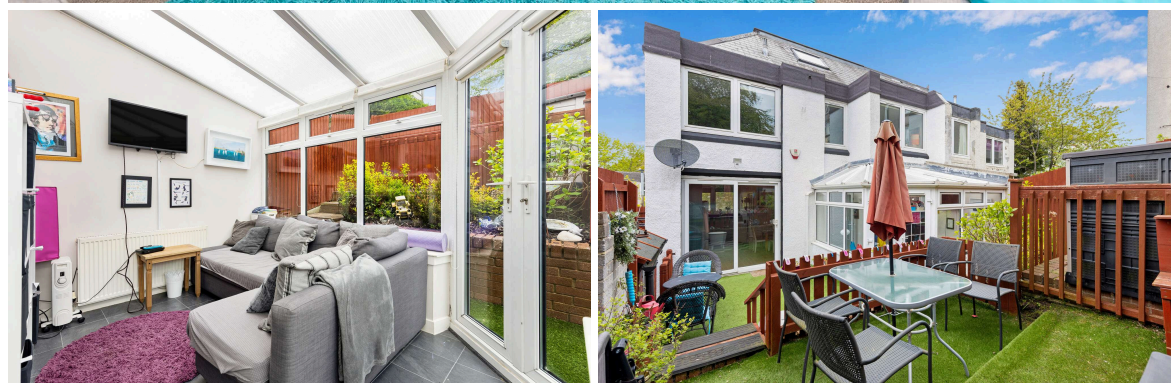




120 Craigmount Avenue North
CORSTORPHINE | EDINBURGH | EH4 8HJ


warners
solicitors & estate agents





120 Craigmount Avenue North

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Warners are delighted to present this exceptionally spacious five-bedroom semi-detached villa, offering flexible family accommodation over three levels together with private gardens and a detached single garage. Situated within the popular Drum Brae area of Edinburgh, close to excellent local amenities and transport links, this impressive home is ideally suited to growing families seeking generous living space in a convenient setting.

The accommodation is entered via a welcoming hallway with useful storage and leads through to a bright and expansive open-plan living, dining and kitchen area, creating an ideal space for modern family living and entertaining. The contemporary kitchen is fitted with sleek grey wall and base units, integrated appliances and excellent workspace. To the rear, a conservatory enjoys a sunny south-facing aspect and provides direct access to the private rear garden. A ground floor WC and a versatile additional room, ideal as a fifth bedroom, study or home office, complete the lower level.

On the first floor are three generously sized double bedrooms, two benefiting from fitted wardrobes, together with a stylish fully tiled shower room featuring a contemporary walk-in waterfall shower. The second floor hosts a further spacious double bedroom with walk-in wardrobe storage.

Externally, the property enjoys private gardens to the front and rear. The south-facing rear garden has been designed for low maintenance with astro turf, a paved patio area and garden shed, providing an ideal space for outdoor dining and entertaining. A detached single garage offers excellent additional storage and parking.

Further benefits include gas central heating and double glazing throughout. Early viewing is highly recommended.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Spacious semi-detached villa over three levels
- Detached single garage
- Private front and south-facing rear gardens
- Communal garden to front and green to rear
- Low-maintenance rear garden with astro, patio and shed
- Gas central heating and double glazing
- Welcoming entrance hallway with storage
- Spacious open-plan living/dining room/kitchen
- Contemporary fitted kitchen with integrated appliances
- Conservatory with access to rear garden
- Ground floor WC
- Study / bedroom five
- Four further good-sized double bedrooms
- Stylish fully tiled shower room with walk-in waterfall shower

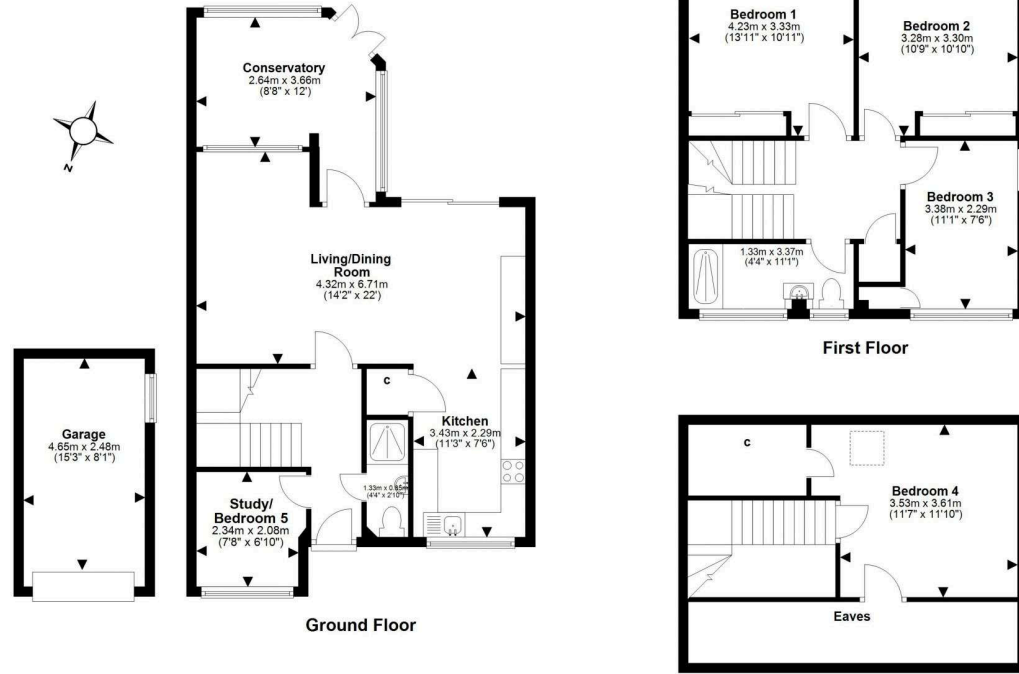
All integrated kitchen appliances will be included in the sale of the property along with fridge, washing machine & dishwasher. Other items can be made available by request. TBC. EPC: D. CT: E. Factoring: Approx. £150 P/Y payable to TBC.



Offering a wealth of amenities on your doorstep, 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 has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. 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. The property is also within walking distance of Edinburgh Zoo. 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. Other family friendly places include Craigies farm Lauriston castle along with Crammond and Cammo estates. Schooling is well presented from nursery to senior level including Eastcraigs and Craigmount. 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.







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. Plan produced using PlanUp.