










Fixed Price

£480,000

56 Brogan Crescent

Corstorphine | Edinburgh | EH12 ODE

Quietly situated within the sought after West Craigs Village is this beautifully presented Barratt Homes 'Fenton' detached villa. Conveniently located close to excellent local amenities, transport links and green spaces, the property offers well proportioned accommodation finished to a high standard throughout, combining modern style with practical family living. Well suited to a range of purchasers, this attractive home is ready to move in to and provides a comfortable and versatile layout in a popular and well-connected residential setting.

-  4 bedrooms
-  1 public room
-  2 bathrooms plus WC
-  Front and rear gardens
-  Garage and driveway
-  EPC rating – B
-  Council tax band - F



Description

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You enter the property and to your left is a bright and airy lounge with useful understairs storage. To the rear is a stylish dining kitchen fitted with a range of wall and base units, complemented by co-ordinated worktops and a patio door providing access to the garden. Off the kitchen is a practical utility room, along with a convenient WC. On the upper floor, the landing benefits from two storage cupboards, and the principal bedroom has built-in wardrobes and an en-suite shower room. There are three further double bedrooms, one of which also features built-in wardrobes, and a bathroom fitted with a crisp white suite, shower over the bath and a heated towel rail. The property has gas central heating, double glazing and solar panels.



Extras

Included in the sale will be the gas hob and electric oven, washing machine, tumble dryer, and integrated fridge/freezer and dishwasher.

Gardens and Parking

A neat front garden provides an attractive approach to the property and to the rear is a generous, fully enclosed garden laid to lawn, offering an ideal space for outdoor dining and relaxing during the warmer months as well as a safe area for children and pets. There is an integral garage with up and over door, power and light, a driveway with EV charger provides off street parking, and on street parking is also available.

Factoring

The communal grounds around the development are maintained by Ross & Liddell at a cost of approximately £180 per annum with a £120 float.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Brogan Crescent is located in the modern development of West Craigs Village which is creating a whole new community with a nurse and primary school, GP surgery, large areas of green space and parklands, a number of walking and cycle routes, and a proposed café. Within the wider area of Corstorphine, 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 varied range of high street named stores. The area enjoys many leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, Cammo Estate, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport to the city centre and surrounding areas. The location enjoys ease of access to the City Bypass linking the main Scottish motorway network system and Edinburgh International Airport.

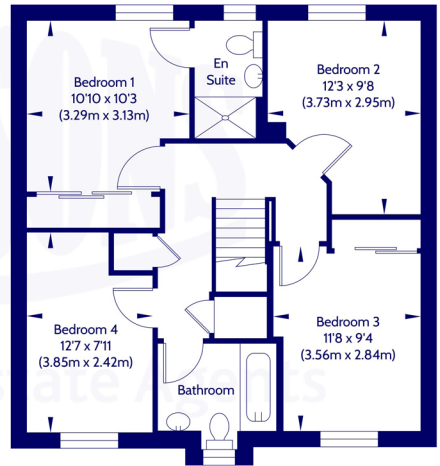
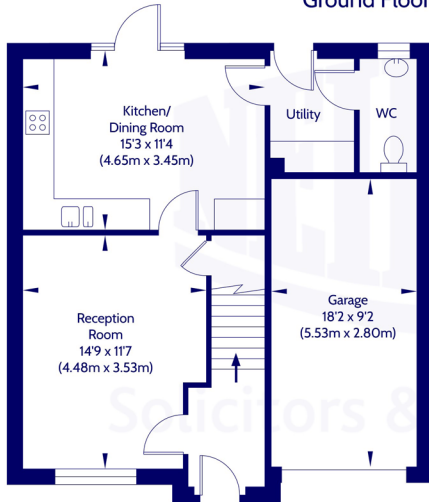




Approx. Gross Internal Floor Area 105 Sq M / 1132 Sq Ft.

Ground Floor

1st 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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