

47 Niven Way, West Craigs, Edinburgh, EH12 8FQ



Description

Immaculately presented two bed terrace villa, of immense appeal, forming part of the West Craigs development, conveniently placed for a good range of amenities and excellent transport links. Surrounded by landscaped communal grounds and boasting ample residents parking, this lovely home is offered to the market in move-in condition, with ultra-modern and beautifully appointed interior that would make an ideal home for an individual or a professional couple.

- Welcoming reception hallway with WC
- Living/dining room with a set of French doors to rear garden
- Well equipped, sleek kitchen having a full complement of integrated appliances
- Two double bedrooms, one with fitted wardrobes
- Bathroom consisting of a contemporary three-piece white suite with shower
- Gas central heating and double glazing
- Enclosed south-facing rear garden
- On street parking

Extras

The fitted floor coverings, blinds, oven, hob, dishwasher, washing machine, and fridge/freezer are included.

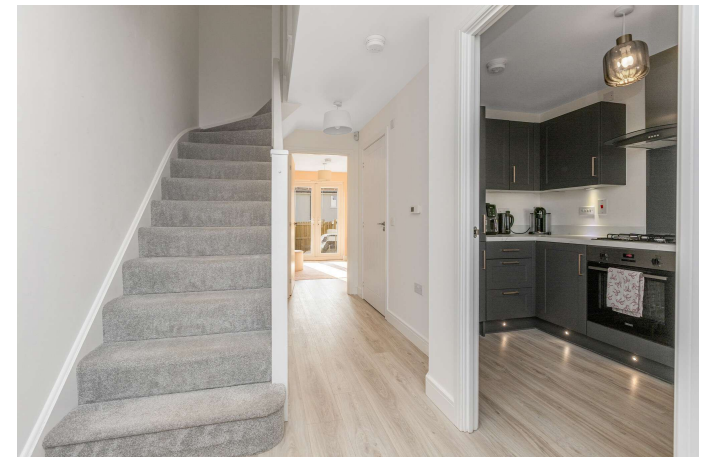
Factor

The development is factored by Ross + Liddell for approx. £20 per month. This includes maintenance of communal areas.

EPC Rating: B

Price and Viewing

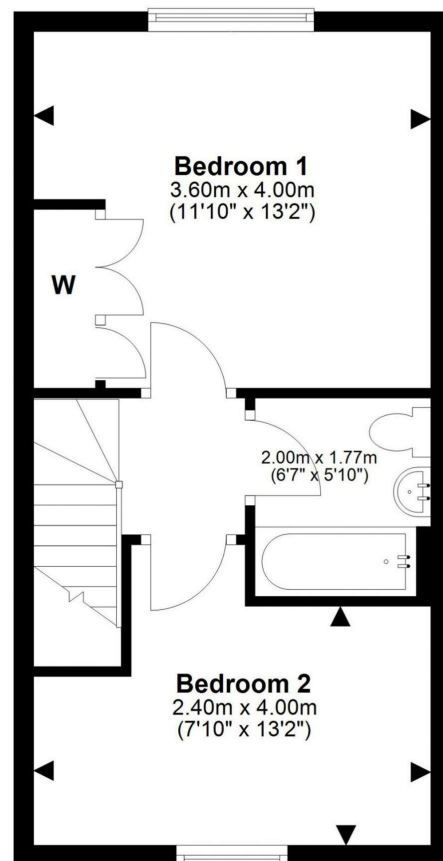
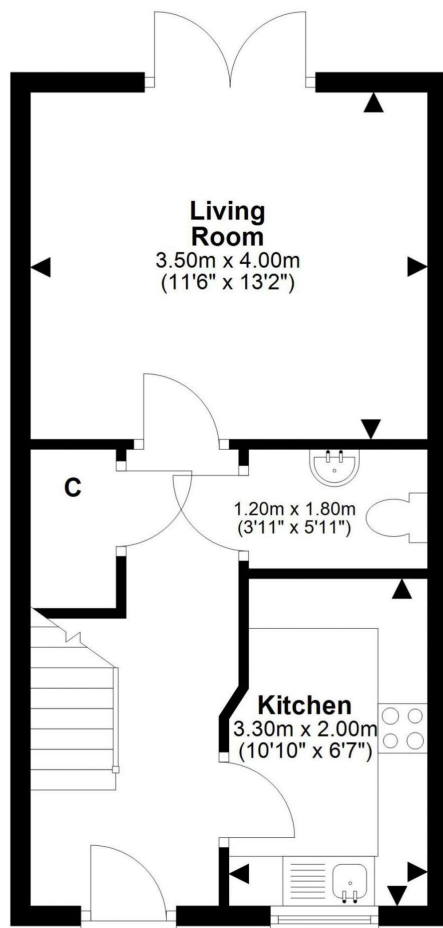
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

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 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, 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.

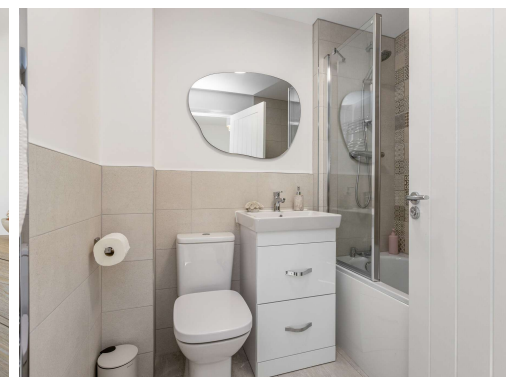




Ground Floor

First Floor

*an 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.



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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.

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