



## Popular East Craigs area of Edinburgh

### Attractive three bedroom, semi-detached house



Nestled within a well-established and highly desirable residential development in the popular East Craigs area of Edinburgh, this attractive three-bedroom semi-detached villa offers bright, spacious accommodation presented in true walk-in condition. Ideally located close to excellent local amenities, reputable schooling and superb transport links, the property is perfectly suited to families, professionals and first-time buyers alike. The welcoming entrance hall leads through to a generously proportioned dining lounge, flooded with natural light from dual-aspect windows and providing an ideal space for both everyday living and entertaining. The stylish fitted kitchen is well equipped with a range of white and wood-effect wall and base units, complemented by a range of appliances. A useful walk-in storage cupboard offers additional practicality, while a door provides direct access to the garden. On the upper floor, the landing benefits from a storage cupboard, a window allowing natural light to flow through the space, and access to the attic. There are two well-proportioned double bedrooms, both featuring deep built-in wardrobes, together with a comfortable single bedroom which could also serve as a home office or nursery. The contemporary family bathroom is well presented and comprises a bath with a mains-operated rainfall shower, attractive tiling, a ladder-style heated towel radiator and a window for natural ventilation. Externally, the property enjoys a neat lawned garden to the front, along with a driveway and garage providing excellent off-street parking and storage. The enclosed rear and side gardens are laid mainly to lawn, creating a safe and private outdoor space for children, pets and summer entertaining. Early viewing is highly recommended to appreciate the quality of accommodation and superb location on offer.

### Key Features

- Entrance hall
- Dining lounge
- Kitchen
- Three bedrooms
- Bathroom
- Attic
- Gas central heating
- Double glazing
- Garden
- Garage and driveway



## East Craigs

East Craigs lies approximately six miles to the west of Edinburgh city centre and enjoys the convenience of local shops and service nearby, with a wider range available at the Gyle Shopping Centre and Hermiston Gait, both of which are within close proximity. Schools, both primary and secondary, are within comfortable travelling distance and a regular public transport service operates into the city and surrounding areas. The property is also ideally located for swift access to the city bypass linking the main Scottish motorway network and Edinburgh Airport. The A90 is also close at hand and provides easy access to the Forth Road Bridge and Fife. Recreational facilities can be found throughout the surrounding area including the Drum Brae and David Lloyd Leisure Centres, Edinburgh Zoo, Murrayfield Stadium and a variety of reputable golf courses.



### Extras

All fitted floor coverings, blinds, light fittings, oven, hob, dishwasher, washing machine, fridge, fridge freezer are included in the sale (no warranties given).

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

E

### Home Report Valuation

£300,000

### EPC Rating

C

### Tenure

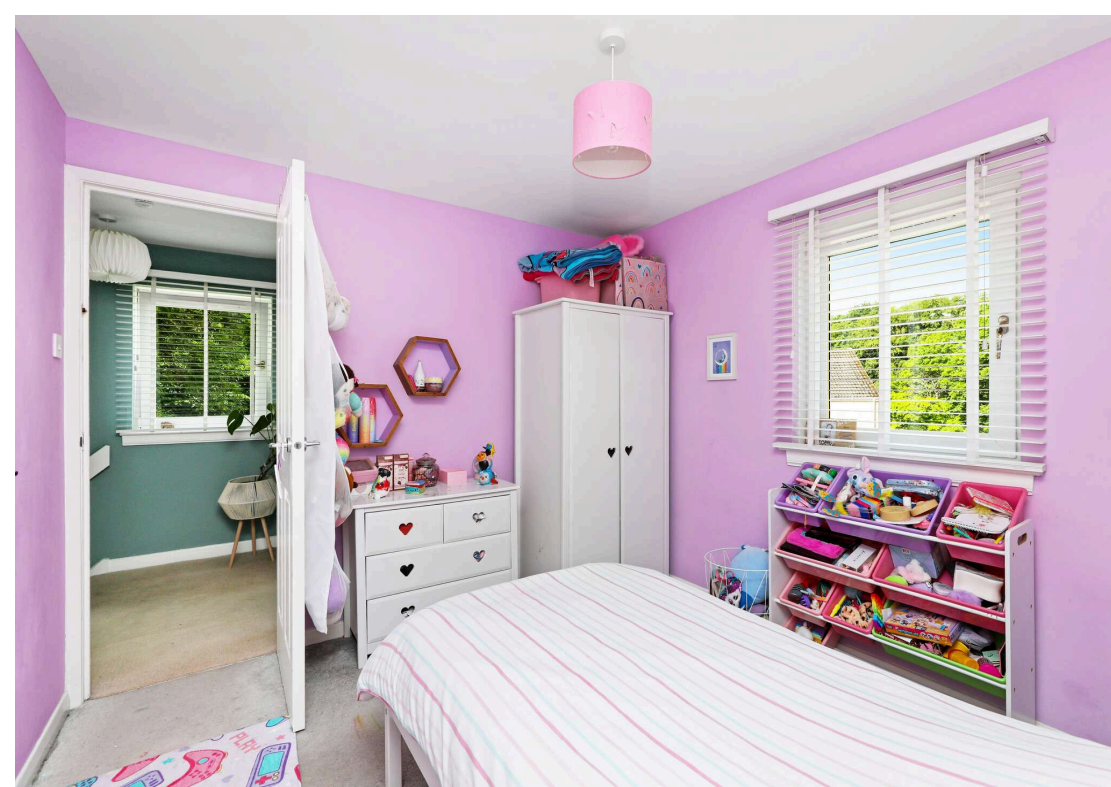
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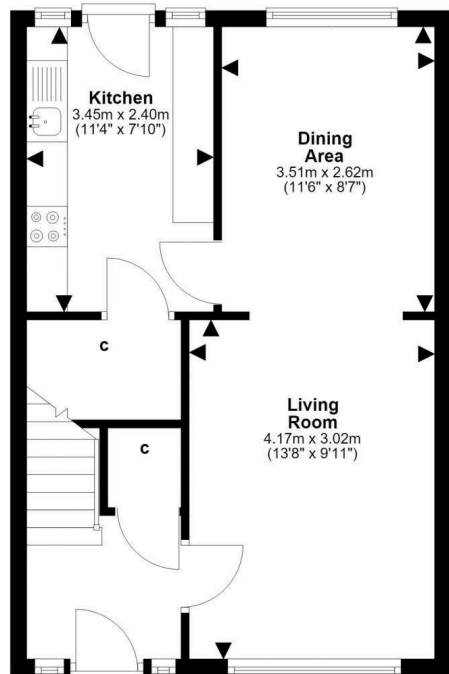
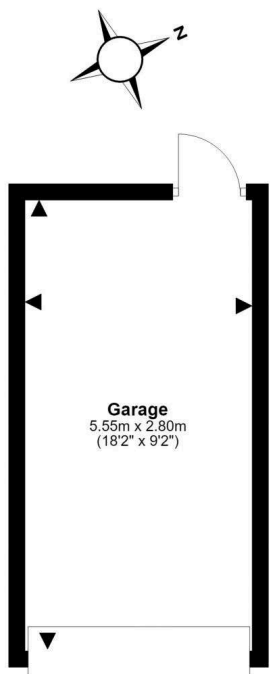




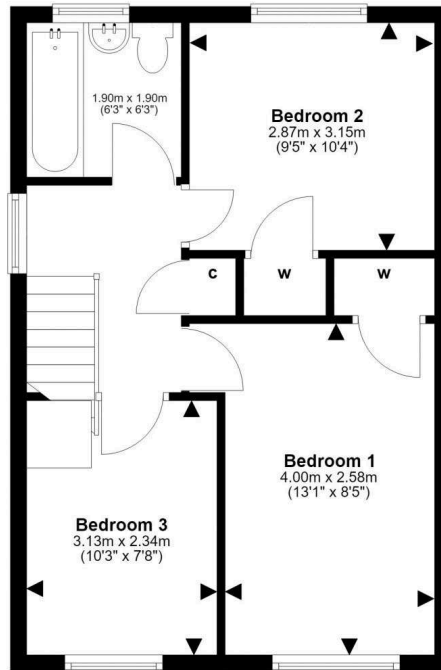








Ground Floor



First Floor

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.



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