

1 Niven Way, West Craigs, Corstorphine, Edinburgh, EH12 8FQ



1 Niven Way | West Craigs | Corstorphine | EH12 8FQ

Description

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

- Hallway with under-stair storage and cloak room/WC
- Living room
- Well appointed kitchen/dining with French doors to rear garden
- Three double bedrooms, two with fitted wardrobes
- Bathroom featuring a contemporary three piece white suite with shower over the bath
- Enclosed rear garden
- Residents parking

Extras

The fitted carpets, blinds, oven, hob, dishwasher, fridge/freezer, washing machine and garden shed are included.

Factor

The development is factored by Ross & Liddell for approx. £100 per annum. This includes maintenance of communal areas.

EPC Rating: B

Price and Viewing

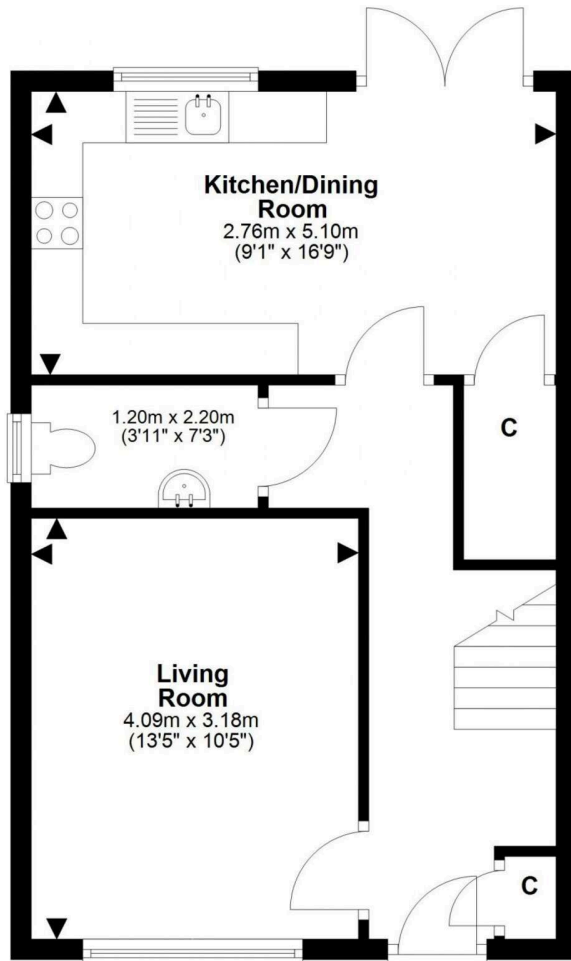
For price and viewing information or further details on this property please contact us on 0131 557 3188.



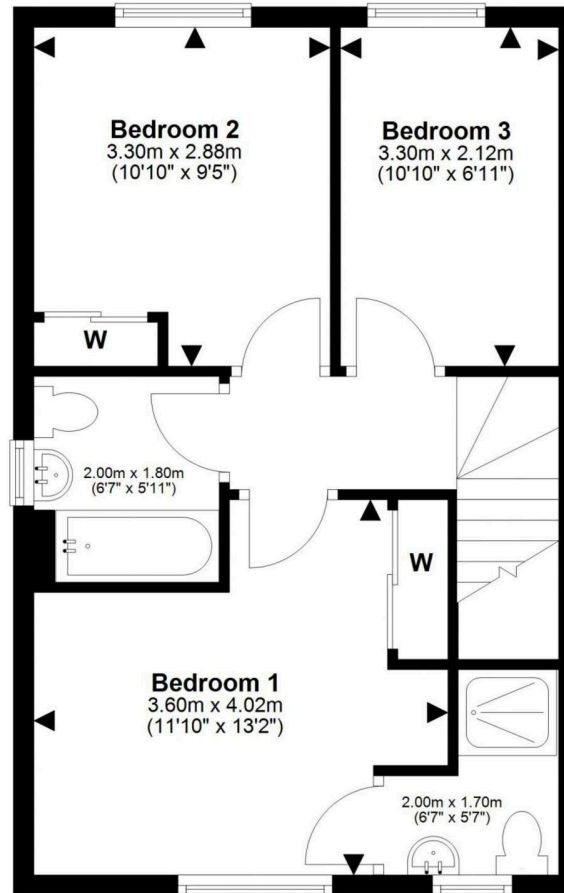
Location

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

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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