

## CORSTORPHINE

1/12 CRAIGMOUNT COURT  
EH4 8HL



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EPC RATING: C

OFFERS OVER £250,000

## PROPERTY DESCRIPTION

- Hallway with handy utility & boiler cupboards and staircase to the upper level
- Bright & spacious dual aspect sitting room with wonderful views, leading to:
- Kitchen/dining area with good range of fitted units & appliances and lots of space for dining & entertaining
- Principal bedroom on upper level with fitted storage, velux window and patio doors leading out to:
- Private west facing balcony with amazing views out over the countryside to the Forth Bridges
- Ensuite bathroom with jacuzzi bath, vanity sink unit & wc
- Handy boxroom which could be used as a walk-in wardrobe or study
- Two further double bedrooms
- Main bathroom with corner jacuzzi bath, vanity sink unit, wc & heated towel rail
- Gas central heating from condensing combi boiler located in downstairs cupboard
- Upvc double glazed windows
- Wooden floors in all the main rooms
- Surrounded by well-maintained communal gardens & drying green
- Single car garage and shared parking area
- Factor fee of £50pcm to cover maintenance of the building, together with a fee of £150 per annum payable to the residents' association for maintenance of communal gardens



## VIEWING

By appointment please  
call 0131 4466850







## SUPERB THREE BED DUPLEX APARTMENT WITH BALCONY AND FAR REACHING VIEWS

This contemporary three bed flat, situated on the third and fourth floors, has spacious, well laid-out accommodation comprising of a large, bright dual aspect sitting room leading to a fully fitted kitchen/dining area, a principal bedroom on the upper floor with a private balcony with roof top views out over the countryside to the Forth bridges, together with an ensuite & handy boxroom, two further double bedrooms and a bathroom. The property further benefits from a single car garage, off street parking and well-maintained communal gardens. Located in Corstorphine with its wide array of shopping outlets, transport links, the airport, the motorway network and the countryside all on your doorstep, this would make an ideal home for first time buyers or young professionals wishing to live on the outskirts of the city but with easy access to amenities.

### AREA

Corstorphine is a sought after area to the west of the city, perfect for commuters or those working at Edinburgh Park. The property is situated close to all the amenities of Corstorphine, including an excellent array of local shops & services, large Tesco & Lidl supermarkets. The Gyle Shopping Centre & Hermiston Gait are just a short drive away and offer a more extensive range of shopping facilities. For leisure & recreational facilities there are bowling clubs, golf courses, Drum Brae & David Lloyd Leisure Centres and Corstorphine Hill. The city centre is easily accessible by way of frequent bus & tram services, and the apartment is ideally located for access to the city bypass, the Queensferry Crossing, Edinburgh Park and Edinburgh Airport. The property is in the catchment for well renowned schools, including East Craigs & St Andrew's Fox Covert RC Primary Schools and Craigmount & St Augustine's RC High Schools and is positioned a short distance from Heriot Watt & Napier Universities and Edinburgh College.

### EXTRAS

The light fittings, gas hob, cooker hood, oven, microwave, coffee maker, integrated fridge freezer, washing machine & tumble dryer are included in the sale.

### HOME REPORT VALUATION

£265,000



Sitting/dining room/kitchen

22'9 x 19'9 (6.93 x 6.02m)

Bedroom 1

16'5 x 15'10 (5.00 x 4.83m)

Boxroom

7' x 5'6 (2.13 x 1.68m)

Bedroom 2

11'10 x 9'10 (3.61 x 3.00m)

Bedroom 3

11'1 x 10'8 (3.38 x 3.25m)

Craigmount Court,  
Edinburgh,  
Midlothian, EH4 8HL



Approx. Gross Internal Area  
1145 Sq Ft - 106.37 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any dosing date. The sellers reserve the right to sell without imposing a dosing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

