



Solicitors & Estate Agents



52 Craigmount Bank

Corstorphine | Edinburgh | EH4 8HH

Generously proportioned two-bedroom terraced villa quietly tucked away within a sought-after pocket of Corstorphine. Boasting private gardens and a single garage whilst lying close to excellent amenities, reputable schooling, and superb transport links, the property offers an exciting opportunity for buyers to modernise and create a fantastic home, making it ideal for professionals, couples, and growing families.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private gardens
-  Garage & on-street parking
-  EPC Band - C
-  Council Tax Band - D



Description

The accommodation begins with a welcoming entrance vestibule incorporating a practical cloak area. Leading through to the hallway, there are excellent storage provisions including fitted understairs cupboards and cabinetry. The bright and airy lounge enjoys a peaceful rear-facing aspect and benefits from large sliding patio doors opening directly onto the rear garden, creating a wonderful connection between the indoor and outdoor living spaces. The kitchen/diner is well appointed with a range of integrated and freestanding white goods and features partial wall tiling for easy upkeep, under-unit lighting, and a convenient breakfast hatch overlooking the lounge. There is also ample space for dining furniture. Upstairs, the landing provides access to the loft and incorporates two further storage cupboards, including a shelved overstairs cupboard and a handy cloak cupboard. The principal bedroom is a generous rear-facing double enjoying pleasant open views and featuring a separate dressing area complete with fitted wardrobes. Bedroom two is another comfortable front-facing double offering ample space for freestanding furniture and a variety of layout options. Completing the accommodation is the shower room, finished with full wall panelling and fitted with a corner shower cubicle.



Further benefits include gas central heating and double glazing throughout.

Gardens & Parking

Externally, the front garden has been designed for low maintenance with decorative chip stones, while the enclosed rear garden is also hard landscaped with chipstone borders and benefits from a rear access gate. A single lock-up garage is located nearby, with unrestricted on-street parking also available for residents and visitors.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and hood, freestanding fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





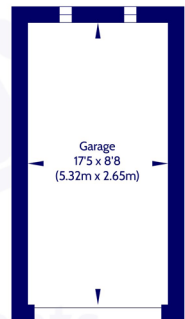
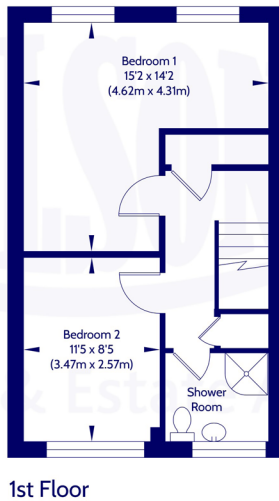
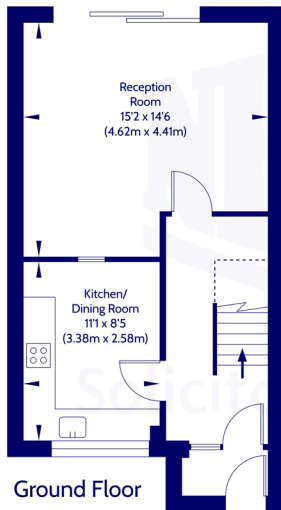
Location

The property is in the desirable residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra supermarket within easy reach. The Gyle Shopping Centre and Hermiston Gait offers a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 87 Sq M / 945 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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[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.



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