



Solicitors & Estate Agents



Fixed Price

**£395,000**

## 62 MacDermott Avenue

Corstorphine | Edinburgh | EH12 0DH

A beautifully presented mid terraced townhouse by Barratt Homes, quietly situated within the sought after West Craigs Village development. Conveniently located close to excellent local amenities, transport links and green spaces, the property offers well proportioned accommodation complemented by high quality finishes throughout, making it an ideal family home.

-  4 bedrooms
-  1 public room
-  2 bathrooms plus WC
-  Front and rear gardens
-  Allocated parking space
-  EPC rating – B
-  Council tax band - F



## Description

Laid out over three levels, the ground floor has a welcoming entrance hall with handy WC, a bright and airy lounge/dining room with French doors to the garden, and open plan stylish kitchen which has a range of wall and base units with co-ordinated worktops and integrated appliances. Carpeted stairs lead you to the first floor where there is a naturally lit landing, two double bedrooms and a family bathroom with a white suite, heated towel rail and shower over the bath. On the second floor you will find two further double bedrooms, with the generous principal having built in wardrobes and an en-suite shower room (which can also be accessed from the hall). The property further benefits from gas central heating, double glazing, solar panels and excellent storage throughout.

*Bedroom four has been subject to virtual staging. It should be noted that the room is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

Included in the sale will be the gas hob and electric oven, and integrated fridge/freezer, dishwasher and washing machine.

## Gardens and Parking

A neat front garden with lawn welcomes you to the property and to the rear is a fully enclosed, south west facing landscaped garden, offering an ideal place for dining in the warmer months and a safe space for children and pets to play. The property has the convenience of an allocated parking space and on street parking is also available.

## Factoring

The communal grounds around the development are maintained by Ross & Liddell at a cost of approximately £35 per annum.

## Viewing

By appointment through Neilsons (0131 625 2222).





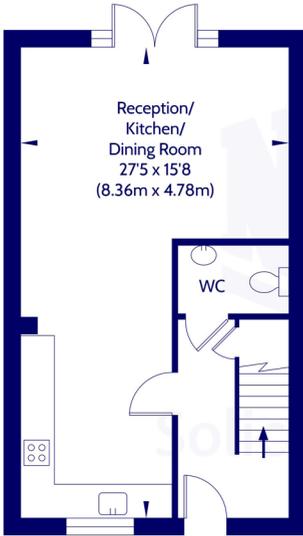
## Location

MacDermott Avenue is located in the modern development of West Craigs Village which is creating a whole new community with a nursey and primary school, large areas of green space and parklands, a number of walking and cycle routes, and a proposed café and health centre. Within the wider area of Corstorphine, many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer a varied range of high street named stores. The area enjoys many leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, Cammo Estate, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport to the city centre and surrounding areas. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.





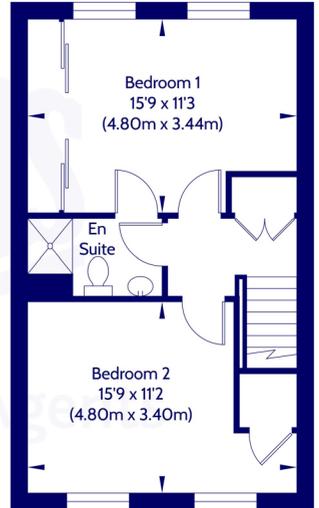
Approx. Gross Internal Floor Area 120 Sq M / 1298 Sq Ft.



Ground Floor



1st Floor



2nd Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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