

32 Craw Yard Drive, South Gyle, Edinburgh, EH12 9LU



Description

Particularly appealing end terraced villa, enjoying a quiet cul-de-sac setting within a mature, well established modern development well placed for an excellent range of amenities and superb transport links. This very attractive property offers comfortable and well planned accommodation and represents an ideal home for an individual, couple or small family.

- Hall
- Living room
- Well appointed kitchen/dining room with patio door opening onto rear garden
- Utility room with adjoining WC
- Two double bedrooms, one with fitted wardrobes
- Bedroom 3
- Family bathroom featuring a stylish white three piece suite having a shower over the bath
- Gas central heating and double glazing
- Enclosed rear garden
- Allocated parking bay

Extras

The fitted floor coverings, double oven, hob, cooker hood, dishwasher, washing machine and fridge/freezer are included.

Factor

The development is factored by Ross & Liddell for approx. £180 per annum according to the vendor. This includes maintenance of communal areas.

EPC Rating: B



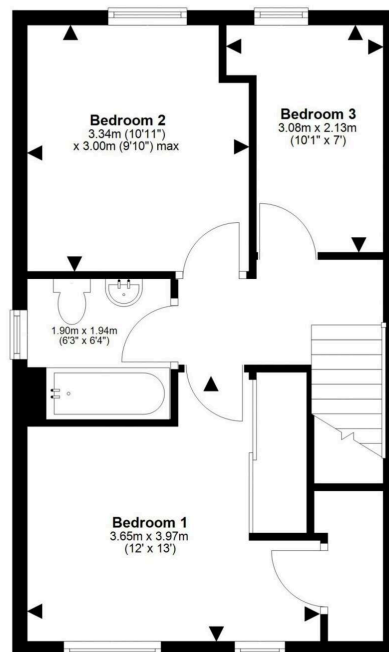
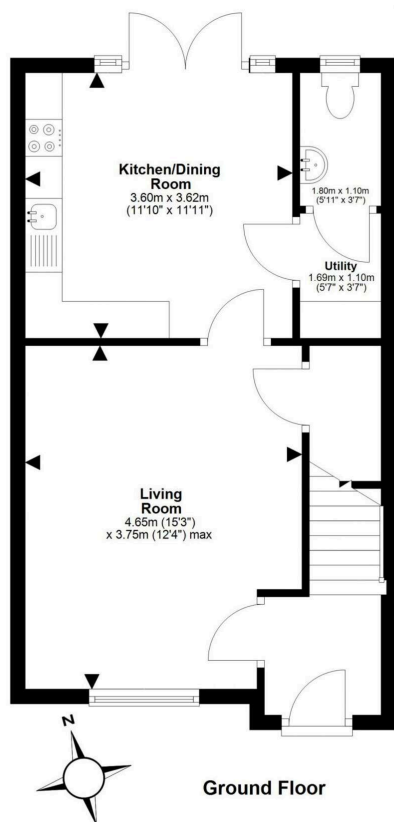
Location

The property is located in the highly regarded South Gyle area of Edinburgh, which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of amenities to be found at the nearby Gyle complex which includes a Marks & Spencer, only a stone's throw away. Further shops, banks, buildings societies and postal services can be found at adjoining Corstorphine, with Hermiston Gait just a short drive away. The property is also beautifully positioned for those working at the Edinburgh Business Park. An efficient public transport network operates to most parts of the town and surrounding areas including the tram, within easy reach of the property, with direct transport to the airport or city centre. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport, South Gyle has its own railway station.

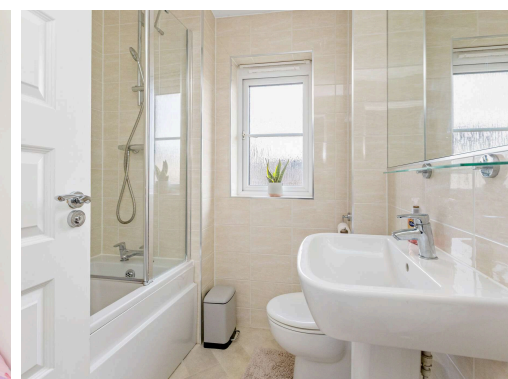
Price and Viewing

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





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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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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