



## 34/5 West Craigs Crescent, Edinburgh, EH12 8NB

Beautifully presented and truly turnkey, this exceptional two-bedroom second-floor apartment enjoys two private balconies within the highly sought-after West Craigs district. Finished to an outstanding standard, the property boasts a stylish contemporary kitchen, luxurious shower room and high-quality flooring throughout, allowing the successful purchaser to move straight in with no further expenditure required.

Perfectly positioned for modern living, the property enjoys outstanding transport connections, with Edinburgh Gateway Railway Station and Tram Stop, regular bus services, excellent road links and Edinburgh Airport all within easy reach. A superb range of local amenities, shopping facilities and leisure facilities are also nearby, making this an ideal home for first-time buyers, professionals and those seeking a convenient Edinburgh base.

The accommodation comprises:

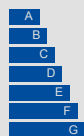
- Welcoming entrance hall.
- Separate WC compartment.
- Stylish contemporary kitchen fitted with an excellent range of shaker-style wall and base units, complemented by marble-effect worktops incorporating an inset sink with matching splashbacks. The kitchen is further enhanced by an induction hob, electric fan oven and slimline dishwasher.
- Bright and generously proportioned living and dining room with direct access to two private balconies enjoying both east and west-facing aspects. These wonderful outdoor spaces capture sunlight throughout the day and provide ideal areas for relaxing or al fresco dining.



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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- Rear hall with useful storage cupboard.
- Generously proportioned principal bedroom.
- Well-proportioned second double bedroom.
- Luxurious contemporary shower room finished to a high standard and fitted with a large shower enclosure, wash hand basin set within a vanity unit and WC.

### Outside

The development is set within beautifully landscaped communal gardens, predominantly laid to lawn and professionally maintained throughout the year, creating an attractive and welcoming environment for residents.

### Factoring

The development is factored by Charles White at approximately £135 per month, covering stair cleaning, communal garden maintenance, block buildings insurance and the management of common repairs.

### Location

West Craigs is one of Edinburgh's most exciting and well-connected residential neighbourhoods, combining contemporary living with exceptional convenience. Situated on the western edge of Corstorphine, the development is perfectly placed for commuters, with Edinburgh Gateway Railway Station and Tram Stop providing fast connections to the city centre, Haymarket, Edinburgh Park and Edinburgh Airport. Excellent bus services, together with immediate access to the City Bypass, M8, M9 and Queensferry Crossing, make travel throughout Edinburgh and beyond straightforward.

Everyday shopping is exceptionally well catered for, with Tesco Extra, Lidl and The Gyle Shopping Centre all close at hand, together with the extensive retail, dining and leisure facilities at Edinburgh Park. Leisure opportunities are equally impressive, with David Lloyd Leisure Club, Drum Brae Leisure Centre, Corstorphine Hill and the picturesque Cammo Estate all nearby, offering excellent opportunities for sport, fitness and outdoor recreation.

The property falls within the catchment area for the highly regarded Maybury Primary School, which is within easy walking distance, and Craigmount High School.

### Extras

All fitted floor coverings, blinds and integrated appliances are included in the sale.

Council Tax - Band C











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Second Floor

Total Area: 72.3 m<sup>2</sup> ... 778 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.



**DMD** | SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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