










Offers Over
£275,000

34 Niven Way

West Craigs | Edinburgh | EH12 8FP

A fantastic opportunity has arisen to purchase this modern, beautifully presented terraced house quietly situated in the popular West Craigs development, close to local amenities and transport links, The property is presented in true move-in condition and would ideally suit the young professionals. Internal viewing is highly recommended to be fully appreciated.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Private Garden
-  Residents Parking
-  EPC rating – B
-  Council Tax Band - E



Description

In brief the attractive accommodation comprises; welcoming entrance hallway with built-in storage and useful WC located off, modern fitted kitchen with integrated appliances and pleasantly overlooking the front, generously proportioned and bright lounge/dining room with doors providing direct access to the private rear garden, two well proportioned double bedrooms and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and the property is still under developer warranty until June 2027 and a further 8 years of NHBC warranty.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances in the kitchen. The wardrobes in bedroom 1 together with the garden furniture can be made available by separate negotiation.

Gardens and Parking

To the rear, there is a well maintained private garden which is fully enclosed, mainly laid to lawn with an area of patio, the ideal place to enjoy outside dining/relaxing. Ample residents parking can be found to the rear. A factoring fee is made payable to Ross & Liddell which is approximately £290 per year.

Viewing

By appointment through Neilsons 0131 625 2222.



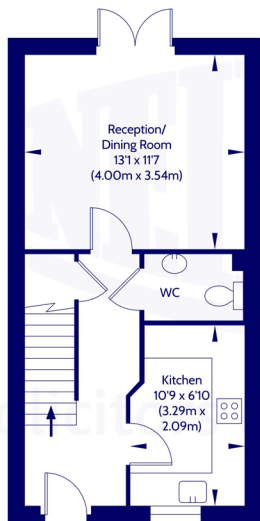


Location

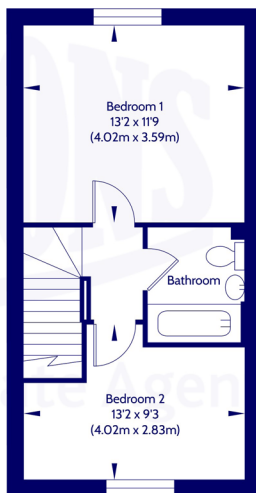
The property is located in the popular modern West Craigs development, which lies to the north of the City Centre. Many local shops and services are on hand with The Gyle Shopping Centre and Hermiston Gait Retail Park offering a wide range of high street named stores. A Tesco Superstore in Corstorphine is also within close proximity together with all the local amenities Corstorphine has to offer. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks and health clubs. The area is very well served by local public transport to the City Centre including the nearby Edinburgh Gateway station. 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 66 Sq M / 714 Sq Ft.



Ground Floor



1st 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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