



Offers Over

£495,000

33 Craigs Crescent

Corstorphine | Edinburgh | EH12 8HU

This attractive two-bedroom detached bungalow, offers flexible accommodation with excellent potential for further extension to the side, rear, or even upwards, subject to the usual permissions. Set within a generous plot, the property is presented in move-in condition while also offering exciting scope for buyers looking to create their dream home.

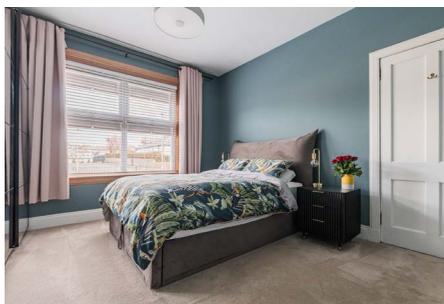
-  2 Bedrooms
-  3 Public Rooms
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - F



Description

The accommodation begins with a welcoming entrance vestibule, from here, you step into a central hallway which includes a particularly generous storage area, ideal for coats, shoes and household items. To the front of the home lies a bright and spacious bay-windowed reception room, filled with natural light and offering a comfortable and inviting space for both relaxing and entertaining. The attractive multi-fuel burner forms a charming focal point, adding warmth and character while creating a cosy atmosphere during the colder months. The proportions of this room easily accommodate a variety of furniture layouts, making it equally suited to quiet evenings or hosting guests. The heart of the home is undoubtedly the beautifully opened-up contemporary kitchen, thoughtfully redesigned to create a stylish yet highly functional space for modern living. Finished with sleek units and quality worktops, the kitchen is fitted with an excellent range of appliances including hob, oven, integrated microwave/grill, integrated fridge and integrated dishwasher, along with a washing machine and tumble dryer, all of which are included in the sale. The layout has been carefully considered to maximise both workspace and storage, making cooking and entertaining a pleasure. Just off the kitchen is a practical utility room, ideal for additional storage and laundry needs, with convenient access directly to the rear garden. A bright conservatory is also accessed from the kitchen, offering a lovely additional living space that can be used as a dining area, reading room or peaceful spot to enjoy views of the garden throughout the seasons. The property offers two generous double bedrooms, both well proportioned and benefitting from fitted wardrobes that provide excellent storage without compromising on space. Completing the internal accommodation is a modern shower room finished to a high standard, with contemporary fittings and tasteful décor that enhances the overall quality of the home.

Further benefits include gas central heating with a new boiler installed in 2021, double glazing throughout with new front windows fitted approximately four years ago, and a full electrical rewire completed in 2021, giving added reassurance to buyers regarding efficiency and safety. With its combination of thoughtful modern upgrades, flexible internal layout, generous plot and clear potential to extend further if desired, this appealing detached bungalow represents a fantastic opportunity for a wide range of purchasers seeking a comfortable home that can adapt to their needs for years to come.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances including the Quooker boiling water tap and fitted floor coverings. Other selected items of furniture may also be available by separate negotiation

Gardens, Garage & Driveway

Externally, the property offers a driveway with EV charger and a garage with power and light. The rear garden is mainly laid to lawn with a patio area, greenhouse and garden shed, providing a pleasant and private outdoor space ideal for entertaining or gardening.

Viewing

Please contact Neilsons on 0131 625 2222.





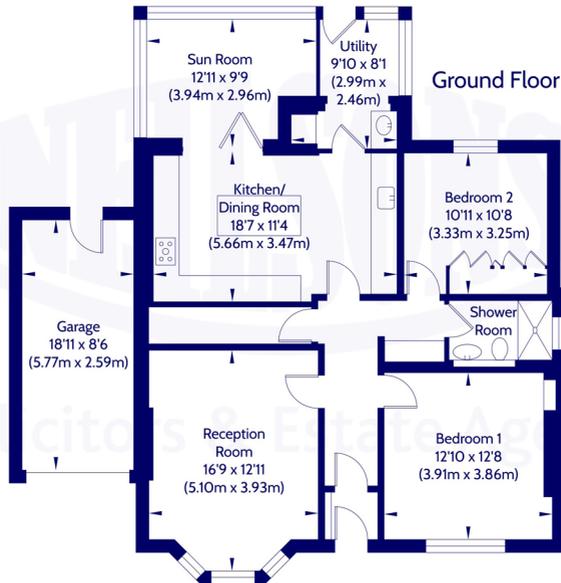
Location

Situated in the much-sought after and high amenity suburb of Corstorphine, the property is within easy walking distance of local shops to provide for day to day needs with a choice of supermarkets including Tesco and Lidl nearby. Corstorphine provides a wealth of local shops and services along with cafes, restaurants and take-aways with the nearby Gyle Centre offering a wider choice of high street stores. Highly regarded local schooling is available from nursery to secondary level and there are a wide range of recreational facilities close at hand including Drum Brae and David Lloyd leisure centres, a choice of parks, Edinburgh Zoo and the open spaces of Corstorphine Hill Local Nature Reserve. Regular local bus services provide swift access to the city centre and surrounding areas and by car the City Bypass, Central Motorway Network and Edinburgh International Airport are all within easy reach.





Approx. Gross Internal Floor Area 105 Sq M / 1126 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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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.



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