










Offers Over
£520,000

22 Berry Way

West Craigs | Edinburgh | EH12 8FG

Beautifully presented four-bedroom detached villa quietly nestled within a new development in the highly sought-after West Craigs area. Offering stylish and spacious accommodation throughout whilst positioned close to fantastic amenities, reputable schooling, and excellent transport links, the property is perfectly suited to modern family living and is sure to appeal to a wide range of purchasers.

-  4 bedrooms
-  2 public rooms
-  3 bathrooms
-  Private gardens
-  Garage & driveway
-  EPC Band - B
-  Council Tax Band - G



Description

The accommodation begins with a welcoming entrance hallway featuring a handy understairs storage cupboard. The lounge is bright, airy, and generously proportioned, providing a lovely space to relax and unwind. To the rear, the stylish kitchen/diner has been thoughtfully designed with both everyday living and entertaining in mind. Fitted with a range of integrated white goods, the space further benefits from mood-setting under-unit and kickboard lighting, a sizeable storage cupboard, and French doors leading directly to the garden. There is ample room for a large dining table along with additional lounge furniture, creating a superb social hub within the home. Completing the ground floor is a convenient two-piece WC.

Upstairs, the landing offers further built-in storage provisions along with access to the attic. The principal bedroom is an impressive double room featuring integrated storage with hanging rails and lovely views towards the iconic Queensferry Crossing bridges. A smart en-suite shower room with partial tiling completes the room. Bedrooms two and three are both comfortable doubles offering flexibility for various layouts and freestanding furniture. These rooms share a practical Jack and Jill en-suite shower room fitted with a single shower cubicle and partial tiling. Bedroom four is another versatile double room benefitting from wall-to-wall fitted wardrobes and attractive views towards the Pentland Hills. The family bathroom is finished with partial tiling and fitted with a shower over bath.

Further benefits include gas central heating and double glazing throughout.

Factor fees are approximately £24 per month.



Gardens & Parking

Externally, the property enjoys a front garden laid to lawn and a well-tended rear garden with excellent sun exposure and fantastic potential for further landscaping. The rear South East facing garden also benefits from a side access gate and outdoor tap. A single garage and driveway providing off-street parking for one car complete the accommodation.

Extras

Selected fixtures and fittings, including; integrated gas hob, double oven, extractor hood, fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

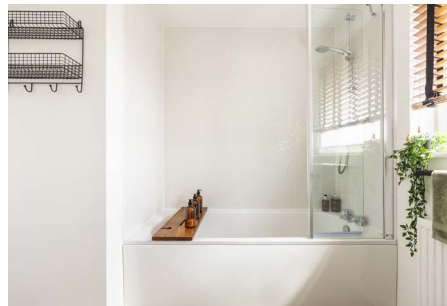
By appointment through Neilsons 0131 625 2222.





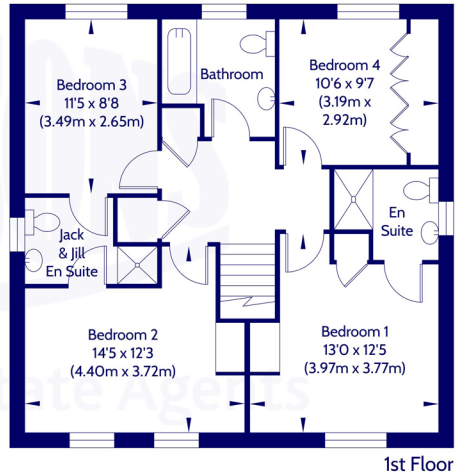
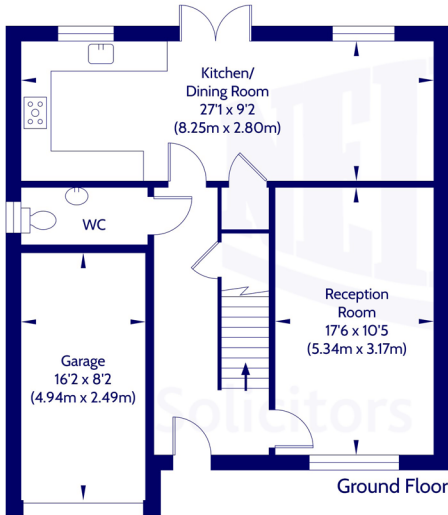
Location

The property is located in the popular modern West Craigs development, which lies to the West 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. The property is also in close proximity to the Cammo Estate.





Approx. Gross Internal Floor Area 126 Sq M / 1361 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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- [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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