



27 Craigievar Square
CORSTORPHINE | EDINBURGH | EH12 8YP


warners
solicitors & estate agents



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Particularly appealing semi-detached villa commanding an enviable cul-de-sac setting in this mature landscaped development and enjoying an extremely convenient location, close to a good range of amenities and super transport links.

This attractive home is presented in good order throughout offers comfortable and well laid living space which would be ideal for an individual or couple and commands lovely views to the rear over parkland.

- Vestibule
- Living/dining room
- Well appointed kitchen with door opening onto rear garden
- Two double bedrooms both with fitted wardrobes
- Bathroom featuring a contemporary white suite and shower
- Gas central heating
- Double glazing
- Loft with Ramsay ladder
- Private gardens front and rear
- Residents parking

Extras: the fitted floor coverings, blinds, oven, hob, cooker hood, washer/dryer and garden shed are included. EPC Rating C

HOW TO OFFER FOR THIS PROPERTY

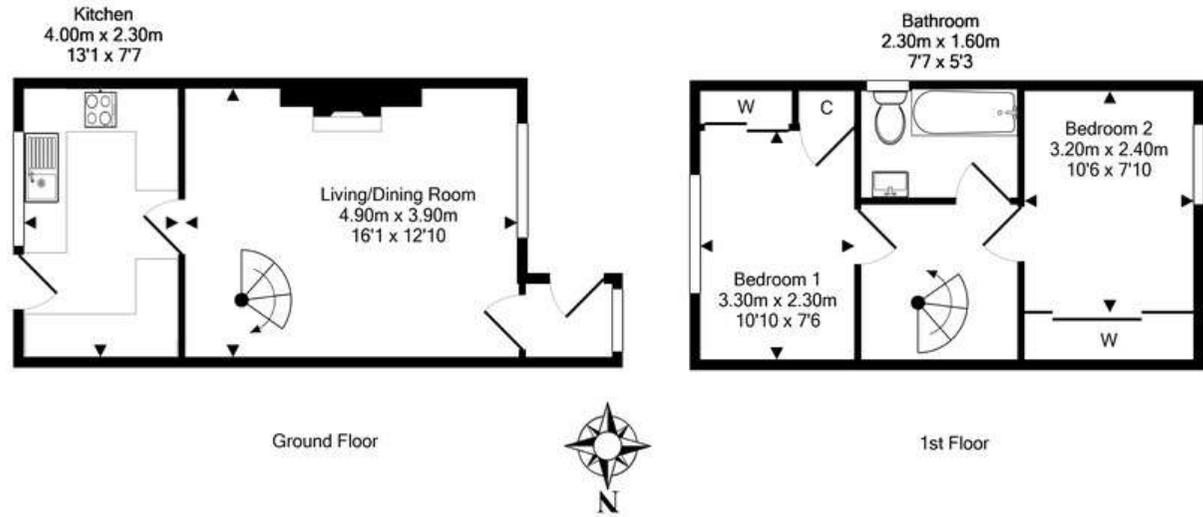
All offers should be submitted via your acting solicitor along with: a certified copy of photographic identification (e.g passport or driving licence) and a certified copy of your proof of address dated within the last 3 months (e.g recent utility bill), for each buyer. If you are not able to provide this via your solicitor, Warners Solicitors LLP can complete an online ID and proof of address check for each buyer. We require this information to be in place with any agreed offer.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, Sainsbury's and Scotmid. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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