



139 Craigmount Avenue North
Edinburgh, EH4 8BS

Deans 
Solicitors & Estate Agents LLP

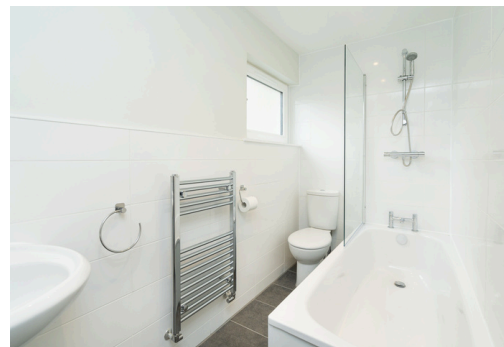
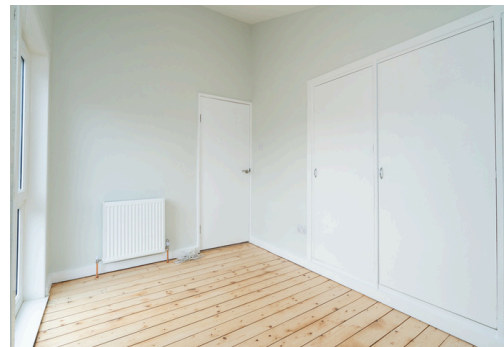


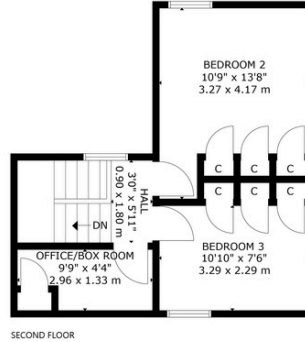
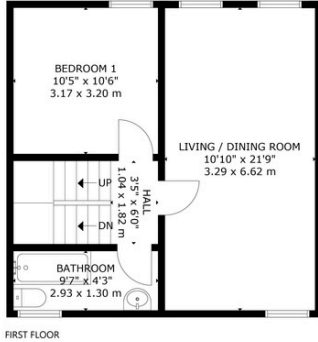
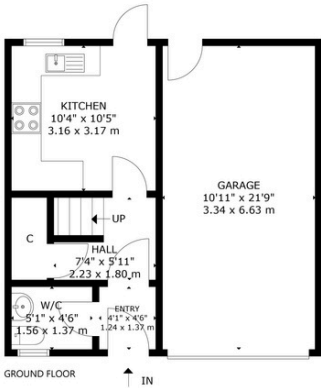
MID TERRACED TOWNHOUSE

- Sitting Room
- Breakfast Kitchen
- Three Double Bedrooms
- Box Room/ Office
- Bathroom
- WC Apartment
- Private Rear Garden
- Gated Secure Communal Gardens
- Single Garage & Parking Space
- EPC Rating- D



Forming part of a quiet cul-de-sac, this lovely and generously proportioned mid terraced townhouse is located within the highly desirable area of Craigmount. The accommodation has been extensively upgraded by the present owners and early viewing is highly recommended. The property is close to good amenities with South Gyle Shopping Centre being a short drive away. An excellent public transport service passes close by along with the major motorway networks and Edinburgh Airport being easily accessible. In move-in condition, the accommodation over 3 levels comprises; welcoming entrance hallway with WC apartment and stylish breakfast kitchen with door to the rear garden. Staircase leads to the attractive, light and airy dual-aspect sitting room with floor to ceiling windows providing an abundance of excellent natural light, double bedroom and modern partly tiled bathroom with white suite and shower. Further staircase leads to two further double bedrooms both with built-in wardrobes and practical box room/study. There is a small private rear garden with integral garage and parking space. To the rear of the property are well maintained and secure landscaped communal grounds with seating areas which are accessed from the rear garden and via locked gates. Further benefits included sanded and sealed floors, gas central heating and double glazing. All fitted floor coverings will be included in the sale together with the hob, oven, hood, fridge/freezer and washing machine. All appliances are sold as seen with no warranty provided.





139 CRAIGMOUNT AVENUE NORTH, EDINBURGH, EH4 8BS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,044 SQ FT / 98 SQ M
 GARAGE 239 SQ FT / 22 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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