



**lindsays**

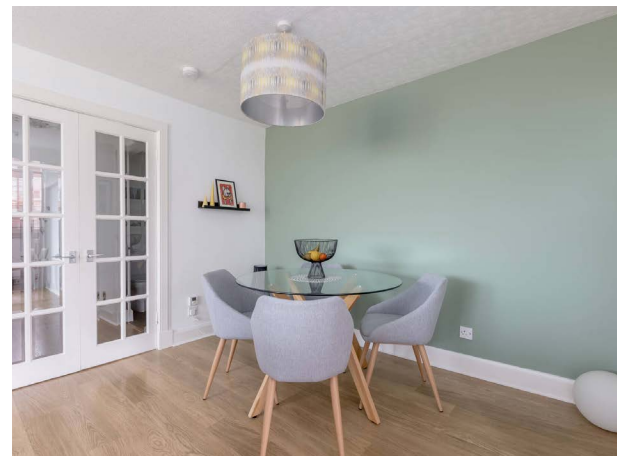
Flat 3, 1 Craigmount Court,  
Corstorphine, Edinburgh, EH4 8HL

*"A significantly upgraded south/west facing first floor flat quietly situated within a small cul-de-sac development minutes from excellent amenities"*

- Split level hall with excellent storage
- Large bright sitting/dining room with views to the communal grounds
- Superb white kitchen with integrated appliances
- Two generous double bedrooms with fitted wardrobes
- Stylish bathroom with shower
- Double glazing
- Electric heating
- Private external store
- Secure door entry system
- Communal grounds
- Residents' and visitor parking

EPC Rate D

**OFFERS OVER £195,000**



## Description

Forming part of a small cul-de-sac development close to both Corstorphine and the shops and services at Barnton, this exceptionally light and spacious first floor flat has been significantly upgraded with contemporary kitchen and bathroom fittings, new décor and flooring. The welcoming hall has excellent storage off and leads through to the large, bright sitting/dining room which offers plenty of space to entertain. A picture window runs the length of one wall and offers a leafy westerly aspect. Off the dining area there is a smart white kitchen which is both practical and stylish and comes complete with integrated appliances. There are two generous double bedrooms with fitted wardrobes and a superb bathroom with shower. Additional benefits include double glazing, an efficient electric heating system and a secure door entry system. The flat also has a handy external store. The Craigmount Residents' Association look after the surrounding communal grounds for an annual fee of £150 and the development is factored by James Gibb to whom a monthly fee of £40 covers stair cleaning and lighting as well as the stair windows. There is also ample visitor and residents' parking within the cul-de-sac.

## Area

Corstorphine is a desirable residential area of the capital lying on the north western outskirts of the city. Princes Street and the city centre (approximately 4 miles) are readily accessible via regular public transport services and, in the opposite direction, the city by-pass, central motorway network and Edinburgh International Airport are all within a short drive. Corstorphine itself boasts one of the city's most comprehensive suburban shopping centres, with the Gyle Shopping Centre and Hermiston Gait also within close proximity. Small speciality shops and a variety of high street stores are all represented. There are large branches of Marks & Spencer, Tesco and Sainsbury's all nearby. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are readily accessible. Leisure options are plentiful and diverse. Cafes, restaurants, a casino, several golf clubs and a David Lloyd Leisure Centre, as well as the Drum Brae Leisure Centre and Swimming Pool, the Drum Brae Library Hub and the lovely open spaces of Cammo Estate and Corstorphine Hill, are to name but a few. There are several local access points to the city's cycle path network. The local schools have an excellent academic reputation.



## Viewing

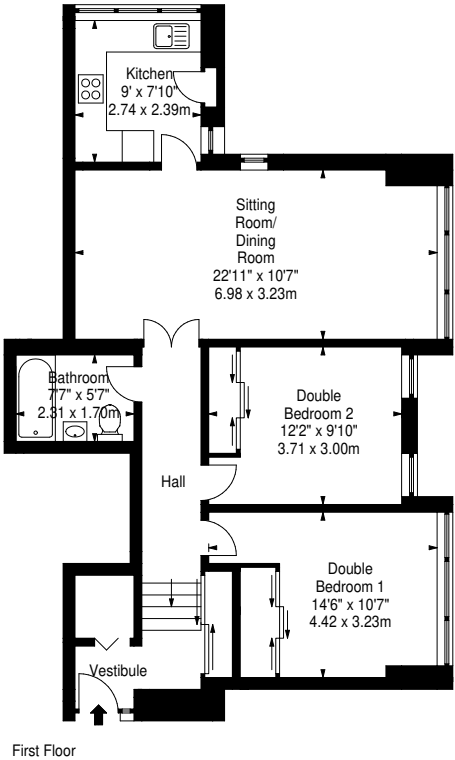
Sunday 2-4pm or by appointment contact Lindsay



Craigmount Court,  
Edinburgh, EH4 8HL



Approx. Gross Internal Area  
785 Sq Ft - 72.93 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.