

SIMPSON & MARWICK



2 Niven Way, West Craigs, Edinburgh, EH12 8FP



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EPC: B (84)

Council Tax - G

Immaculate Four-Bedroom Detached Home with Garage and Private Gardens in West Craigs area of Edinburgh.



- Modern bright and spacious layout
- Presented in immaculate condition throughout
- Four well-proportioned bedrooms, principal with ensuite
- Dual aspect living room
- Stylish white gloss kitchen/diner with French doors to garden
- Utility room
- Family bathroom with bath and separate shower
- Gas central heating and double glazing
- Single garage and driveway
- Secure rear garden with lawn and patio

This beautifully presented four-bedroom detached home by Taylor Wimpey offers an ideal balance of modern style, space and comfort. Situated in a sought-after development, the property is in excellent condition throughout and is perfect for family living.

Accommodation forms: A welcoming entrance hallway with a fresh cloakroom/W.C, a spacious dual-aspect living room, filled with natural light and offering a comfortable space to relax and unwind. The stylish white gloss kitchen with dining area provides the heart of the home, featuring a host of integrated appliances and French doors opening to the secure rear garden, ideal for family gatherings or summer entertaining. Off the kitchen, a useful utility room provides added storage and laundry space. The ground floor is finished with elegant marble-effect floor tiling, adding a touch of sophistication and practicality throughout. Upstairs, the principal bedroom benefits from a modern ensuite shower room with towel radiator, while three further bedrooms provide flexibility for family, guests or home working. The family bathroom includes both a bath and a separate shower enclosure, complemented by a heated towel radiator. Externally, the rear garden is fully enclosed, laid to lawn with a small patio terrace – perfect for children or outdoor dining. A single garage and driveway to the front offer convenient parking and extra storage.

Location

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 has many traditional high street shops and large retail outlets, such as a 24-hour Tesco Extra supermarket. The nearby Gyle Shopping Centre boasts over forty shops and various eateries. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. 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. Cammo Estate is also excellent for dog walks, green space and the cycle links. 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 ten-minute drive away. The area is also served by regular day and night buses, frequent trains from Edinburgh Gateway station and excellent road links to the city centre, Glasgow, Fife and the South.

Fixtures and Fittings

All fitted floor coverings, fixtures, light fittings are included in the sale price as are the integrated gas hob, double oven, extractor hood, fridge / freezer, dishwasher, tumble dryer and washing machine.

Viewing Details

By appointment contact Simpson & Marwick

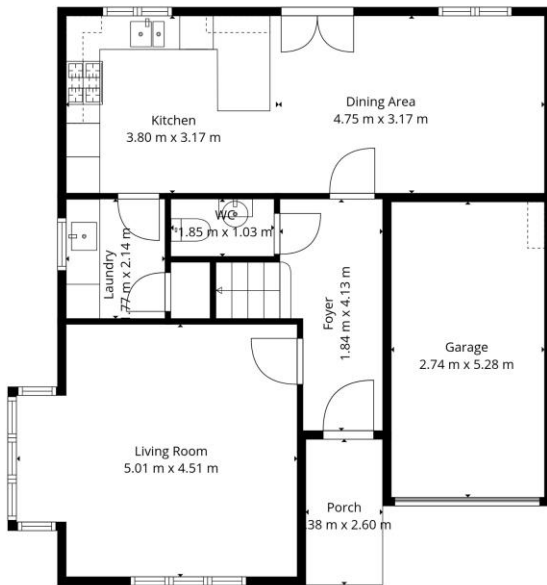


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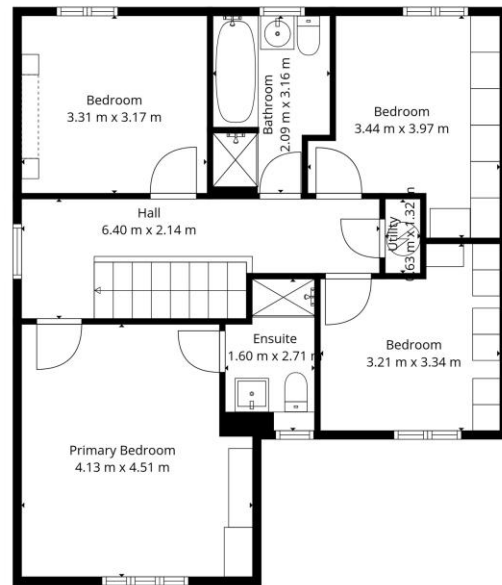
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Edinburgh, EH12 8FP

Approx Gross Internal Area:
1636 Sq Ft (152 Sq M)

For identification purpose only. Not to scale.
www.weare96.com



Floor 1



Floor 2

Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		