



GIBSONKERR
Personal, Family Law & Property

2 Craigmount Court
Edinburgh, EH4 8HL



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Property Summary

Set at the end of a peaceful cul-de-sac in a sought-after area of Edinburgh, this generous semi-detached home is ideal for family living, with excellent schools, parks, and amenities close by. Superb transport links offer easy access to the city centre, making it a convenient yet tranquil place to call home. 2 Craigmount Court offers bright, flexible accommodation, including a sun-filled living/dining room, with garden access, interconnected with a well-appointed kitchen, and four bedrooms. Generous storage, a modern shower room, utility room, and thriving private gardens are complemented by a garage, gas central heating, and double glazing, creating a comfortable and practical family home.

Please note there is gated access to a secure area and the grounds are maintained by a residents' association.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.



Features

- Semi-detached house
- Part of an established residential development
- Entrance hall with storage and WC
- Sun-filled living and dining room with rear access, open to
- Well-appointed kitchen
- Landing with storage
- Two southeast-facing double bedrooms
- Two more bedrooms
- Generous eaves storage
- Modern shower room with towel warmer and mirrored vanity storage
- Handy utility room
- Thriving private gardens
- Access to open public garden area managed by Residents Association (mandatory annual membership)
- Private garage parking
- Gas central heating and double glazing
- EPC Rating - D



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“...bright, flexible accommodation,
including a sun-filled living/dining
room, with garden access...”







“... this generous semi-detached home is ideal for family living with excellent schools, parks, and amenities close by...”





Floorplan

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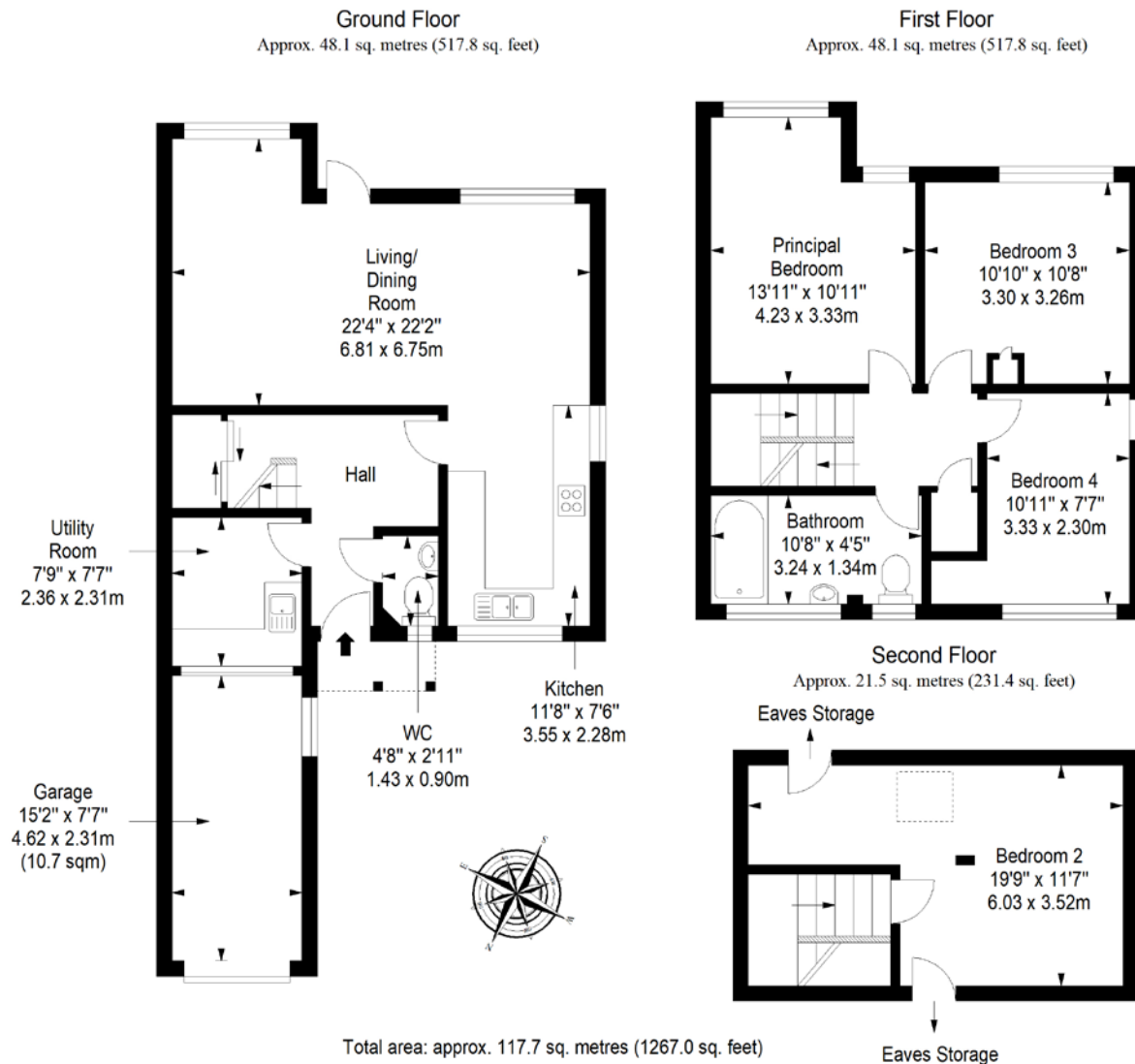
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DISCLAIMER
 These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.