

SIMPSON & MARWICK



3 Craigs Crescent, Corstorphine, Edinburgh, EH12 8HT



3

2

2

EPC: D (58)

Council Tax - F

Stylishly modernised detached bungalow in the desirable Corstorphine Area.



- Exquisitely refurbished
- Three spacious bedrooms
- Elegant kitchen/diner
- Luxurious granite worktops
- Inviting walk-in wardrobe
- Sunlit bi-fold doors
- Contemporary en suite
- Energy-efficient double glazing
- Delightful, landscaped garden
- Ample garage space



This exquisitely refurbished detached bungalow offers an inviting haven, ideal for nurturing family moments and entertaining guests. The heart of the home is an expansive and airy kitchen/diner/family room, where modern elegance meets practical design. Here, granite worktops and a high-end Miele induction hob join forces with a Miele oven, and a convenient hot tap. This stylish space is further enhanced by a cosy log-burning stove, expansive bi-fold doors, and a skylight that bathes the room in natural light. The adjoining utility room, featuring a freestanding dishwasher and washing machine, offers practicality and side access. The main level also provides two spacious double bedrooms, one with an elegant walk-in wardrobe and a sleek en-suite furnished with a contemporary four-piece suite. A family shower room ensures additional convenience for busy mornings.

Ascending to the first floor, you will find a snug that is currently enjoyed as a serene home office, promising a quiet escape within the bustling household.

Outside, the property is graced by a beautifully landscaped and private rear garden, enhanced by a charming garden studio complete with a separate WC a perfect retreat for relaxation or creative endeavours. Modern comforts are ensured with gas central heating bolstered by solar panels for energy efficiency, double-glazed windows for cosiness, and ample parking provided by both a single driveway and a large garage. The home is immaculate, showcasing carefully considered modern design throughout its interiors.

Location

Set within the heart of Corstorphine, this property enjoys a locale cherished for its vibrant community and superb amenities. With convenient transport links to the City Centre, proximity to lush green spaces, excellent schools, and an array of local shops and cafes, residents can savour an ideal blend of urban lifestyle and suburban serenity.

Fixtures and Fittings

Selected blinds, curtains, and light fittings are included in the sale of this property. Please note that other items may be available through separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick



SIMPSON & MARWICK

SIMPSON & MARWICK



For identification purposes only.
Not to scale.

3 Craigs Crescent

Corstorphine, Edinburgh, EH12 8HT

Approx. Gross Internal Area:
1657.64 Sq Ft (154 Sq M)

Simpson and Marwick

4 Albyn Place
Edinburgh, EH2 4NG

T: 01315815700
E: viewings@simpsonmarwick.com

www.simpsonmarwick.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	61 D
39-54	E		
21-38	F		
1-20	G		