

4 Gerrard Lane, West Craigs, Corstorphine, Edinburgh, EH12 0DW



### Description

The Allan offers a welcoming blend of space and practicality. An spacious, open-plan lounge sits at the heart of the home, creating an uplifting area for relaxing or entertaining. A separate kitchen/ dining room offers a functional and well-defined space for everyday living, with French doors providing direct access to the garden. A cloakroom and generous under stair storage completes the downstairs accommodation. Upstairs, two generous double bedrooms and a third flexible room provide options for families, guests or home working along with a modern family bathroom.

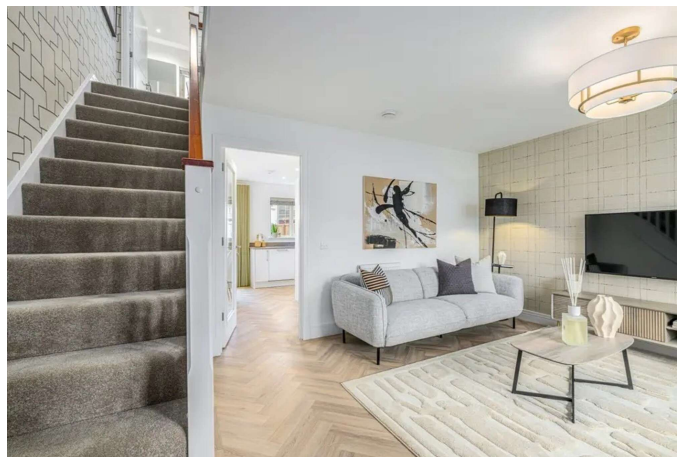
- Excellent rail, tram, bus and road links. Excellent proximity to Edinburgh airport
- Plentiful storage space throughout
- Flexible open plan living spaces
- Join the community: a vibrant new community in a well-connected West Edinburgh location
- Local amenities on your doorstep: nearby new nursey, school and park, with plentiful walks and cycle route
- Enjoy peace of mind: Cala's signature five star customer service, 10 year NHBC warranty and 2 years after sales service
- Quality specification, including energy efficiency features and integrated appliances
- Service charge £149.46 per annum

\*Images are for illustrative purposes and layouts may vary depending on the individual plot\*

**EPC Rating: B**

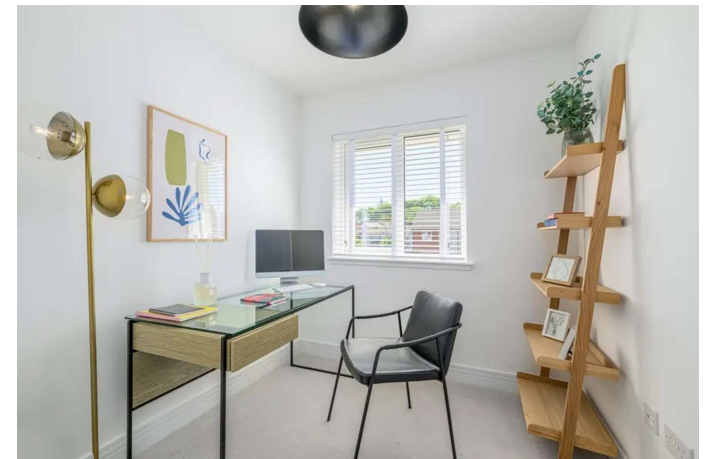
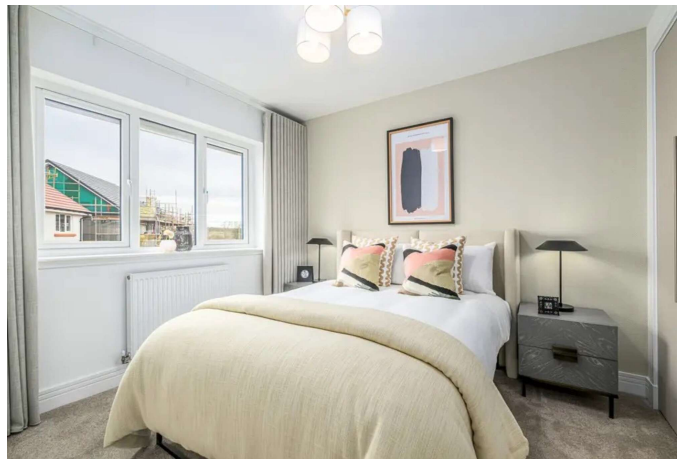
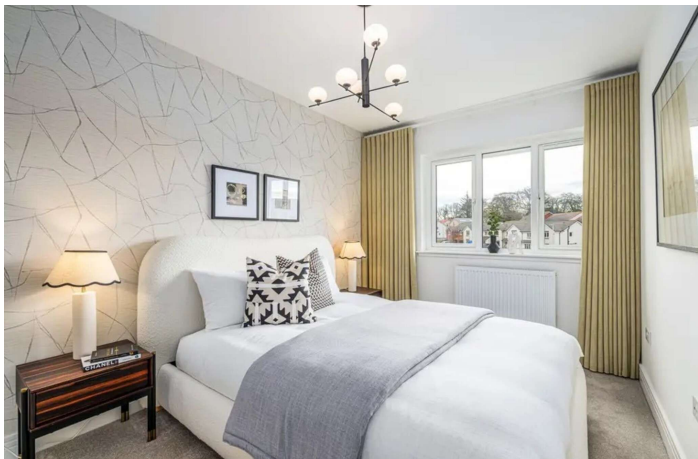
### Price and Viewing

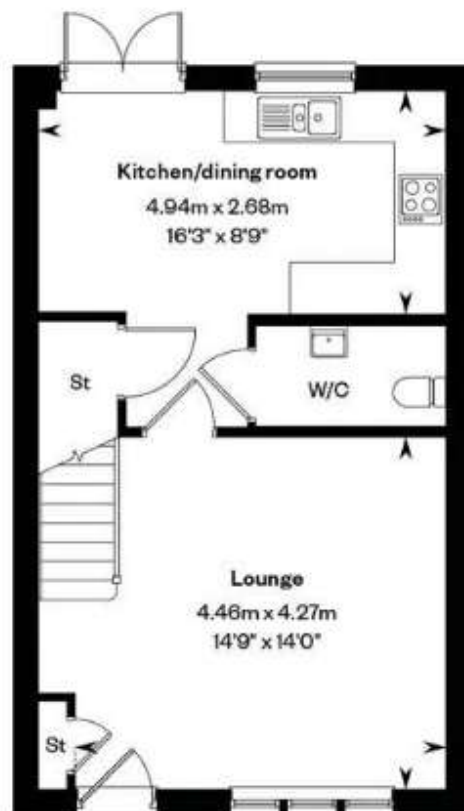
For price and viewing information or further details on this property please contact us on 0131 557 3188.



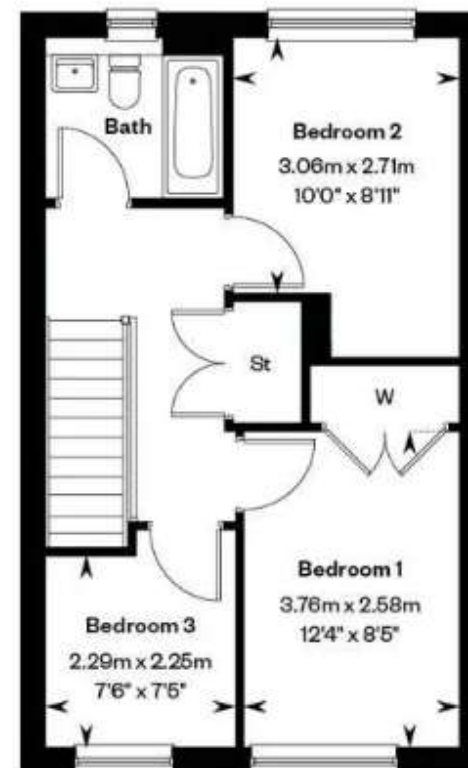
## Location

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 is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, and Scotmid. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. 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. 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 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.





Ground floor



First floor



1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

espc