



19/6, West Craigs Crescent, Edinburgh, EH12 8NA

Beautifully Presented, Two-Bedroom, Second-Floor (Top) Apartment with Balconies

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Property Description

Light and beautifully presented, two-bedroom, second-floor (top) apartment, with east and west-facing balconies and superb views. Forming part of a highly maintained development, located in the sought-after Corstorphine area, west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, inner hall, two double bedrooms, a bathroom and a WC.

Freshly prepared for the market and turnkey-ready - highlights include a fitted kitchen with appliances, luxury bathrooms, and contemporary flooring. With superb natural light and views to the Pentlands, there is electric central heating utilising a modern combi boiler, double glazing and good storage provision.

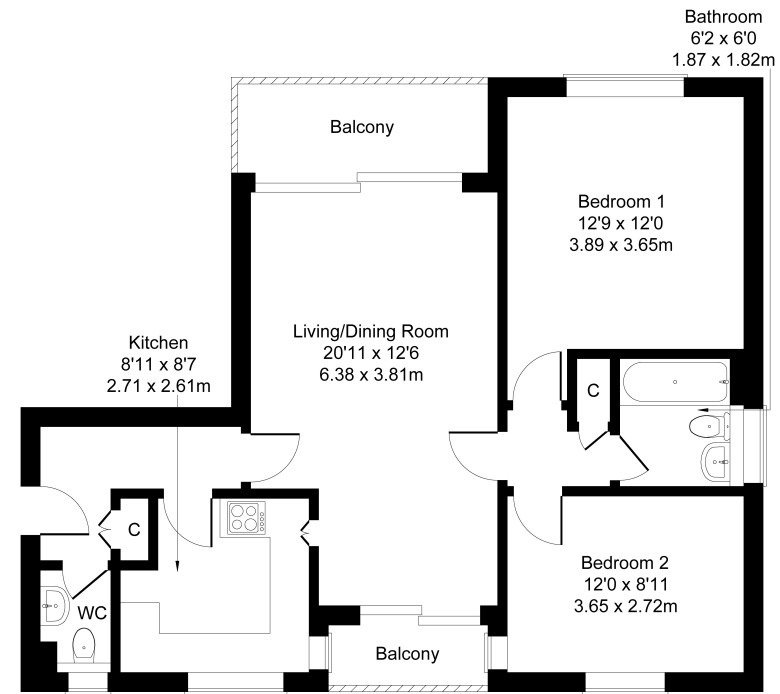
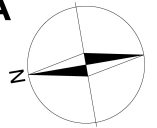
The development is surrounded by extensive landscaped garden grounds, and includes a residential car park.

Welcoming you into the property, the hallway provides access throughout and leads into the spacious living room, with a convenient WC just off the entrance, providing both practicality and convenience. The living room is finished to a beautiful standard, featuring contemporary flooring throughout and light, neutral décor. The space further benefits from two adjacent balconies, accessed via sliding doors, making this an ideal area for entertaining guests.

The kitchen is finished with fitted countertops, a tiled-effect splashback, stainless steel sink with drainer, as well as an integrated oven and electric hob with canopy above, washing machine, dishwasher and fridge/freezer. Bedrooms one and two are both finished with light and tasteful décor and benefit from carpeted flooring, creating a comfortable environment, with bedroom two also including fitted wardrobes. Completing the property is the family bathroom, which comprises a three-piece suite with a shower over the bath.



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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Corstorphine is a highly desirable and well-established residential area, centred around a historic village hub and offering a broad mix of housing styles. Its sought-after west-of-city location provides swift access to the city centre, the city bypass, and key destinations including The Gyle and Gogarburn. A wide range of local amenities can be found along St. John's Road, with independent retailers, cafes, and restaurants, while also being complemented by larger retail options at a 24-hour Tesco superstore, Hermiston Gait Retail Park, and The Gyle Shopping Centre, all within proximity. The

area is rich in green spaces, including several family-friendly parks and the scenic woodlands of Corstorphine Hill. Local leisure facilities include a David Lloyd Club, various golf courses, and the popular Edinburgh Zoo. Corstorphine is well served by frequent public transport links and benefits from a strong selection of highly regarded schools and nurseries at all levels.





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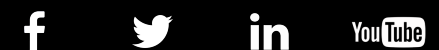
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