



40 Craigmount Hill
CORSTORPHINE | EDINBURGH | EH4 8DH


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Spacious, extended semi-detached bungalow on a generous plot in good condition though needs some modernisation, located in the popular Corstorphine area of Edinburgh, with excellent local amenities and transport links.

This ideal family home offers flexible accommodation over two levels and benefits from gas central heating, double glazing, and beautifully manicured south facing gardens to the rear, as well as sizeable private front garden. The property comprises four well proportioned bedrooms all boasting built in storage, a shower room on both ground and upper level, spacious living/dining room and breakfasting kitchen. This superb property located in an excellent, sought-after location will appeal to a range of buyers. The property also benefits from a single garage and fantastic eves storage.

- Entrance hallway
- Flexible to four bedrooms all with fitted storage
- Living/dining room
- Fitted kitchen
- Shower room on both lower and upper level
- Gas central heating & double glazing
- Large south facing rear garden
- Private front garden
- Eves storage
- Garage

Energy Rating C, Council Tax Band F.

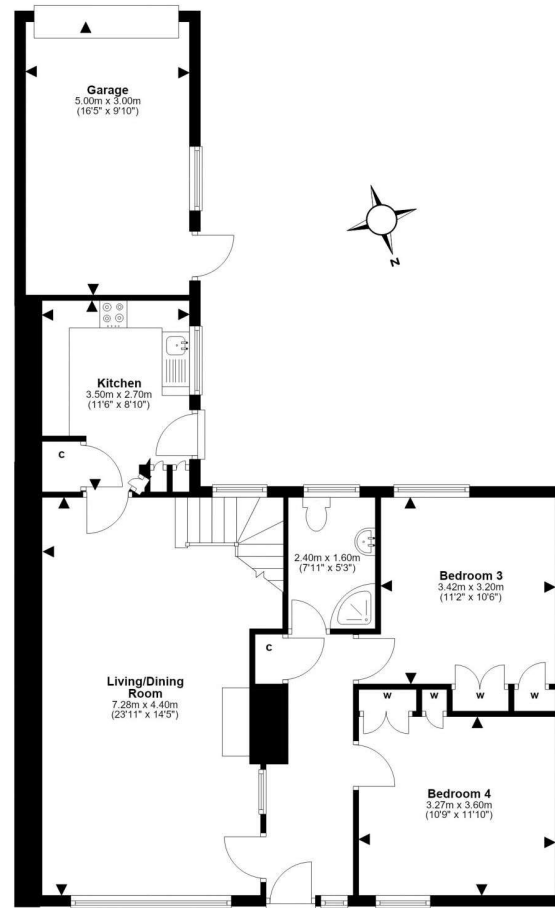
All fixtures and fittings, including curtains, blinds, appliances in the kitchen and tumble dryer in the garage will be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

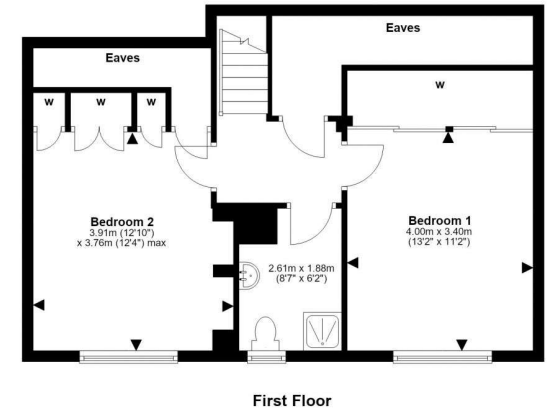


Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. 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. The property is also within walking distance of Edinburgh Zoo and Corstorphine Hill, an 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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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