



34 Craigmount Bank, Edinburgh. EH4 8HH

- Three-bedroom linked detached family home
- Highly sought-after Corstorphine location
- Spacious and beautifully presented throughout
- Bright front-facing lounge with neutral décor
- Modern open-plan kitchen/diner with quartz worktops
- Integrated kitchen appliances included
- Three double bedrooms
- Contemporary family bathroom with rainwater shower
- Private landscaped rear garden, double driveway and garage
- EV charging point, Hive-controlled heating and double glazing



PROPERTY DESCRIPTION

Watermans are delighted to present this spacious and beautifully presented three-bedroom linked detached family home, ideally situated in the highly sought-after area of Corstorphine. Offering generous and versatile accommodation, private landscaped gardens, garage, driveway and EV charging point, this exceptional home is perfectly suited to professionals, couples, and growing families.

The welcoming entrance hallway with stair leads to a bright and spacious front facing lounge incorporating neutral decor and carpeted flooring and provides ample space for both relaxing and entertaining. A convenient, well presented ground-floor WC is located beneath the staircase. The lovely modern open plan kitchen/diner benefits from double windows generating lots of natural light and features an attractive range of wall and base units arranged in a practical U-shaped layout with quartz worktops adding a luxury feel. Integrated appliances include an oven, electric induction hob, microwave, fridge freezer and dishwasher. The dining area includes a designer radiator and the whole area is complimented by herringbone flooring flowing through this space and seamlessly into and throughout the entrance hallway. The kitchen also provides the access to the rear garden. There is a well thought out utility room which has been created within the rear section of the garage. This area incorporates wall and base units finished with laminate worktop, sink and freestanding washing machine and fridge, not included in the sale. The remainder or front part of the garage has access from the front of the property and also from the utility room and is mainly designed for internal storage options with light and power.



ROOM DESCRIPTIONS

First Floor

On the upper level which also gives loft access, the property offers three generous and well presented double bedrooms, all finished in neutral tones. The principal and the second bedrooms benefit from carpets and built-in storage, while the third bedroom has laminate flooring. Completing the accommodation on offer the contemporary family bathroom includes a three-piece suite with a thermostatic rainwater shower over the bath.

External

Externally, the private and fully enclosed rear garden has been thoughtfully designed to create an ideal space for outdoor living and entertaining. Features include a decked areas around an artificial lawn and shrubbery, plus the monoblock area accessed from the kitchen is covered. To the front, the attractive low-maintenance garden is complemented by a double driveway and an electric vehicle charging point. Gas central heating controlled via a Hive system and double glazing provide the finishing touches to this lovely family home.

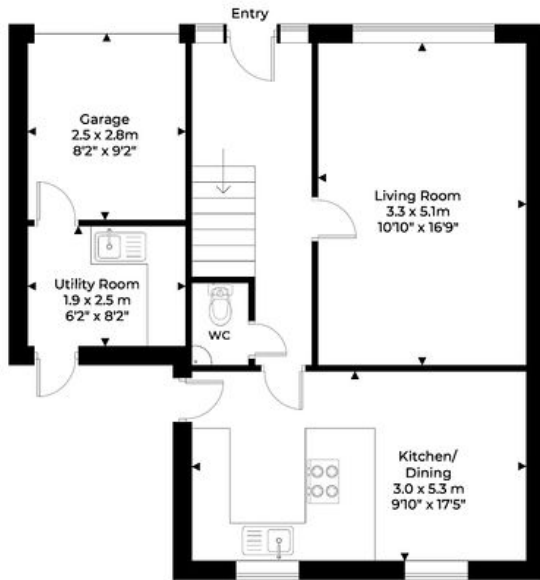
Area - Corstorphine

Located in the heart of desirable Corstorphine, the property enjoys excellent access to a wide range of local amenities, including independent shops, supermarkets, cafés, restaurants, and the nearby Gyle Shopping Centre. The area is well served by highly regarded schools, leisure facilities, and green open spaces. Excellent transport links include regular bus and tram services, South Gyle railway station, easy access to the City Bypass and M8 motorway, and Edinburgh Airport, which is just a 10-minute drive away.

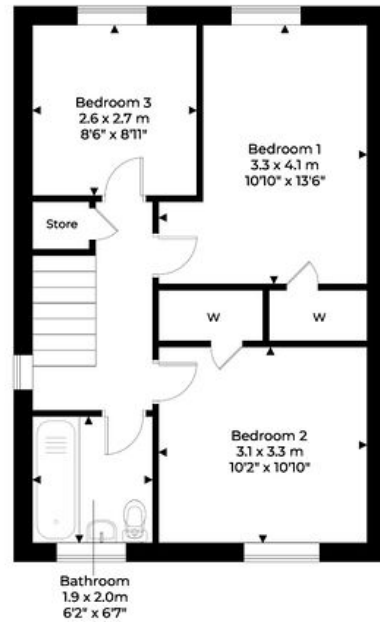


FLOORPLAN & EPC

34 Craigmount Bank, Edinburgh
Approximate Gross Area
98 sq m / 1055 sq ft



Ground Floor



1st Floor

Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Edinburgh
5, Dock Place, Edinburgh, EH6 6LU
0131 202 3603
property@watermans.co.uk