



20 Craw Yard Drive, Edinburgh, EH12 9LU

Beautifully Presented Two-Bedroom Mid-Terrace Home with Gardens and an Allocated Parking Bay

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Property Description

Light and beautifully presented two-bedroom mid-terrace home with gardens and an allocated parking bay. Located in a modern residential development in the desirable South Gyle area, west of Edinburgh city centre.

Superbly situated for the Gyle and Sighthill business districts, with exceptional public and private transport links.

Comprises an entrance hall, living room, a dining/kitchen, two double bedrooms, a family bathroom, a utility cupboard and a ground-floor WC. Tastefully finished throughout, features include a modern fitted kitchen, a stylish bathroom, and continuous quality flooring on the ground floor.

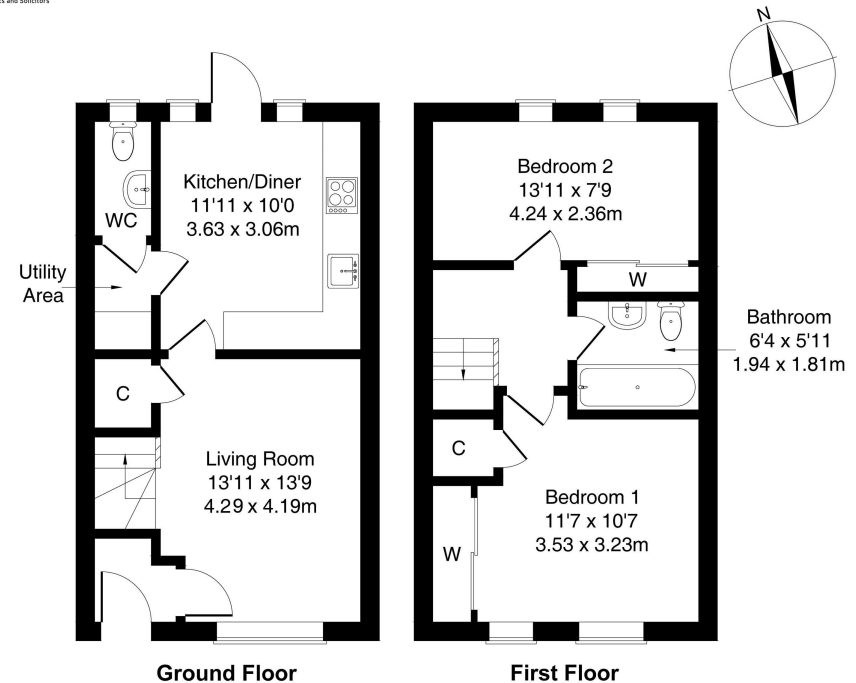
In addition, there is HIVE gas central heating, double glazing, and excellent storage including bedroom wardrobes and a fully floored loft space with lighting. Externally, there is low-maintenance landscaping to the front; whilst the enclosed rear patio garden features a synthetic turf lawn, and a gate to a private parking bay.

An inviting entrance welcomes you into the property and leads through to the living room, finished with light and tasteful décor complemented by contemporary flooring. This flooring flows seamlessly into the kitchen/dining room, with the space further benefiting from direct access to the private rear garden. The kitchen has been finished to a stylish standard, featuring modern countertops with matching upstands, a stainless steel sink with drainer, as well as an integrated oven and gas hob with canopy above, washing machine, dishwasher and fridge/freezer.

Carpeted stairs lead to the first floor, providing access to both bedrooms, which have been finished with neutral décor and contemporary features, while carpeted flooring creates a warm and comfortable feel, with both rooms further benefiting from mirrored wardrobes. Completing this beautiful home is the family bathroom, comprising a three-piece suite with a shower over the bath and a ladder-style radiator.

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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

South Gyle is a highly desirable residential district on Edinburgh's western edge, ideal for commuters and those working further afield due to excellent transport links including the city bypass, M8 motorway, and other major routes. Adjacent to Edinburgh Business Park, residents benefit from the nearby Gyle Shopping Centre, which features a variety of high-street shops, an M&S, and a Morrisons

supermarket. The nearby Corstorphine high street offers a lively mix of cafes, restaurants, independent shops, and green spaces. Frequent bus and tram services provide direct access to the city centre, while South Gyle and Edinburgh Park railway stations add further convenient commuting options. The area is well positioned for access to Edinburgh College and both Napier and Heriot-Watt universities.





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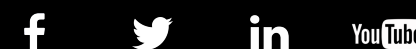
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