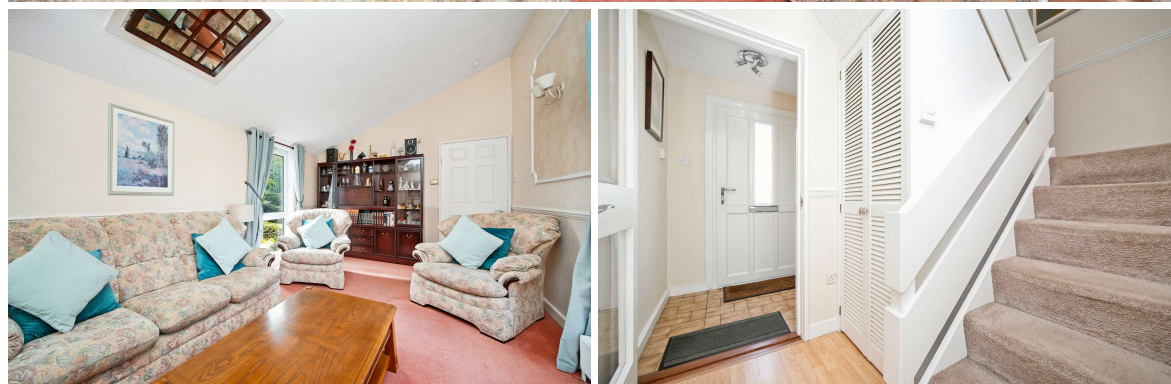




85 Craigmount Avenue North
CORSTORPHINE | EDINBURGH | EH4 8BR


warners
solicitors & estate agents



85 Craigmount Avenue North

CORSTORPHINE | EDINBURGH | EH4 8BR

Superbly tucked away in a quiet cul-de-sac with a wonderful South facing garden and garage is this spacious terraced house. Just a short stroll from excellent local amenities, quick transport links and vast open green spaces this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard and useful W/C compartment, a fitted kitchen with garden access and following up a carpeted staircase the home is completed by a large lounge with dual aspect, two well-proportioned double bedrooms (both with built-in mirrored wardrobes) and the villa is completed by a bathroom with three piece suite. Externally the generously sized, secluded South facing rear garden has a myriad of colourful plants, flowers trees and shrubs.

- Terraced home in quiet cul-de-sac
- South facing secluded rear garden
- Large garage
- Welcoming hallway with W/C
- Fitted kitchen with garden access
- Bright dual aspect lounge
- Two spacious double bedrooms with built-in wardrobes
- Bathroom with three piece suite
- Access to communal garden within the development

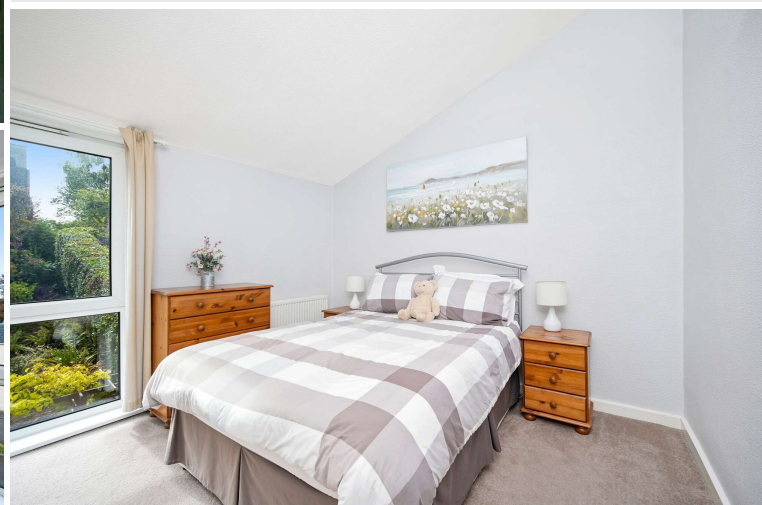
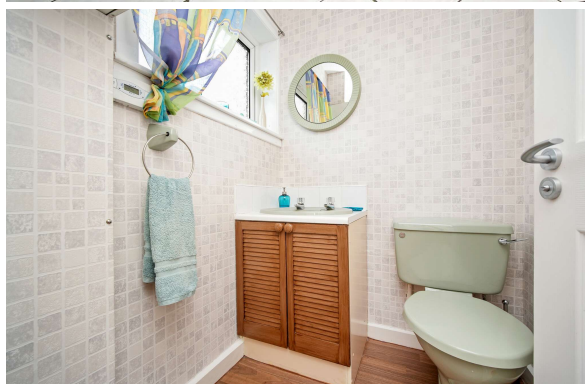
All curtains, blinds, oven, hob, fridge freezer, tumble dryer and all items of furniture will be included in the sale.

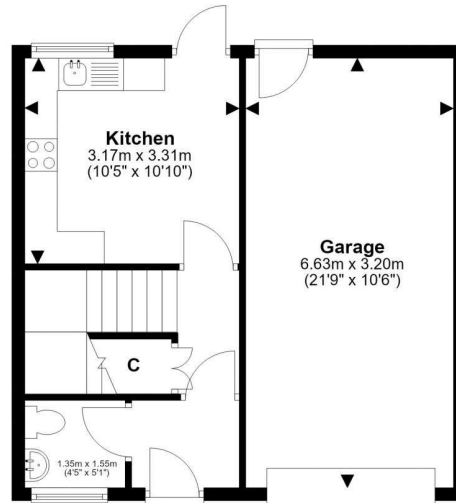
Energy rating D. Council Tax Band D.

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

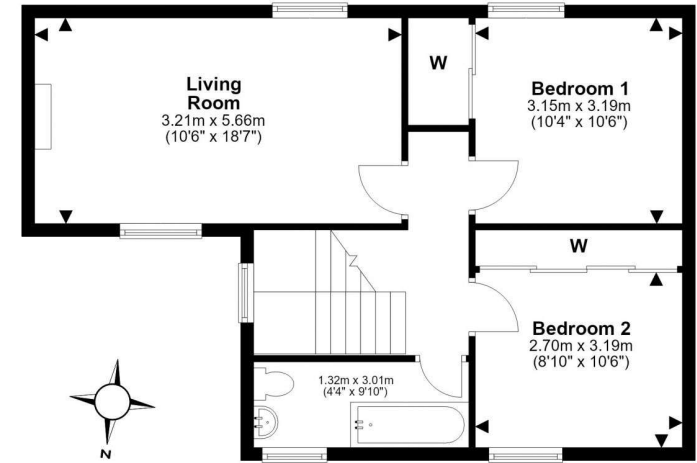


Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. 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.





Ground Floor



First Floor

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.