



Solicitors & Estate Agents



46 Craigs Park

Corstorphine | Edinburgh | EH12 8UL

Neilsons are delighted to present this appealing two bedroom semi-detached bungalow, quietly positioned within a highly sought-after pocket of Corstorphine. Enjoying a peaceful gated courtyard setting, the property is ideally placed for access to a wide range of local amenities and excellent transport links, making it well suited to first-time buyers, professionals, young families or retirees.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathrooms
-  Garage & On-Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



virtually staged by HOMELi

Description

The property has been freshly redecorated throughout and is presented in excellent move-in condition. The accommodation comprises a welcoming entrance hallway with useful storage cupboard, a bright and spacious reception room, and a stylish modern fitted kitchen with a range of base and wall-mounted units. A generous sun room provides additional living space and direct access to the rear garden. There are two well-proportioned bedrooms, including a spacious principal double bedroom, along with a modern wet room. Further benefits include gas central heating, with a new boiler installed in 2022, and double glazing throughout.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

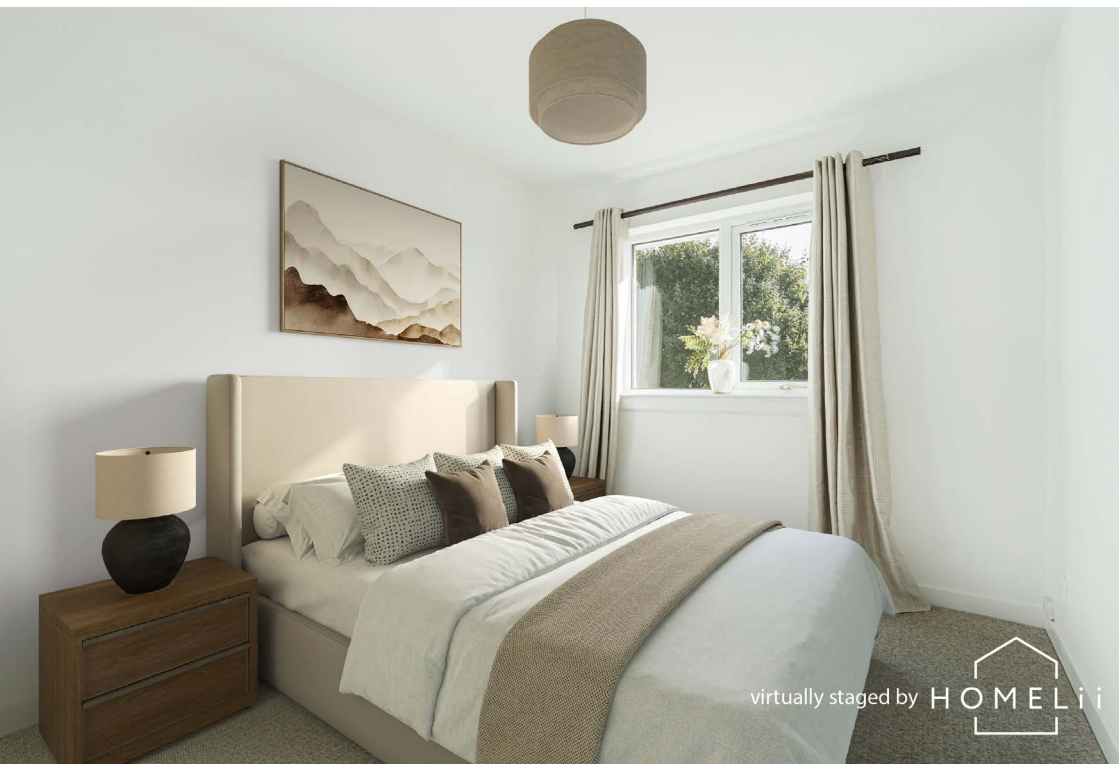
All fitted floor coverings will be included in the sale together with the cooker, washing machine and fridge/freezer.

Gardens, Garage & Parking

A real highlight of the property is the well-maintained rear garden, which has been thoughtfully landscaped for easy upkeep. The garden features a combination of paved patio areas and attractive flower beds, providing an ideal space for outdoor dining, entertaining or simply relaxing in the warmer months. To the front, there is a well-maintained garden, predominantly laid to lawn. The property also benefits from a separate garage with an up-and-over door, while on-street parking is available in the surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

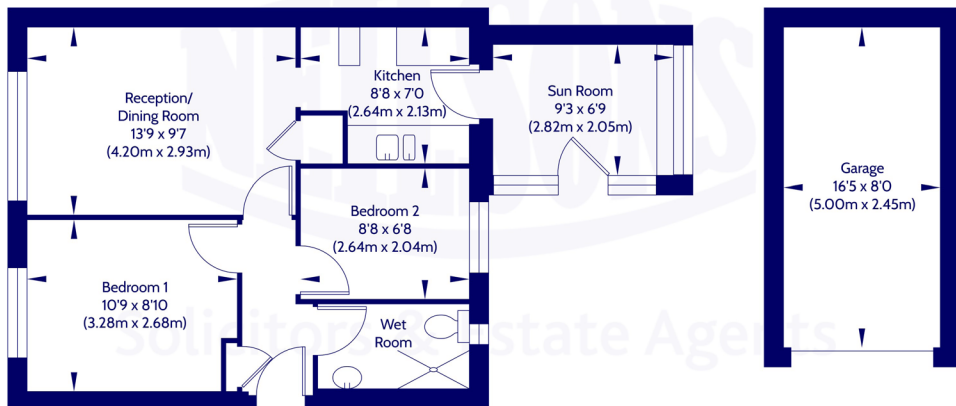
The property is located in the desirable suburb of Corstorphine. Many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport to the city centre and surrounding areas, together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 46 Sq M / 492 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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