



13 Craigmount Avenue North
CORSTORPHINE | EDINBURGH | EH12 8DH


warners
solicitors & estate agents



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Superb sized traditional detached bungalow occupying a prime corner spot within a highly sought after residential area, quietly tucked away yet convenient for local schooling, excellent amenities and good transport links.

Viewing is recommended to appreciate the great feeling of light and space within the property, which would be ideal for a couple or family. Although modernisation is now required, the house has lots of potential and is ready for someone to put their own stamp on it. Due to the generous corner position, the potential is there to extend into the private grounds, subject to building regulations and consent from the Local Authority.

Please note the gas central heating system is not operational and sold as seen.

- Entrance vestibule
- Hallway with cupboard space
- Large living/dining room
- Breakfasting kitchen
- Principal bay windowed bedroom with built-in wardrobe
- Two further bedrooms
- Bathroom
- Double glazing (except round living room window)
- Coal cellar storage
- Well stocked mature gardens to front, side and rear
- Driveway and on street parking

Energy rating D. Council Tax Band F.

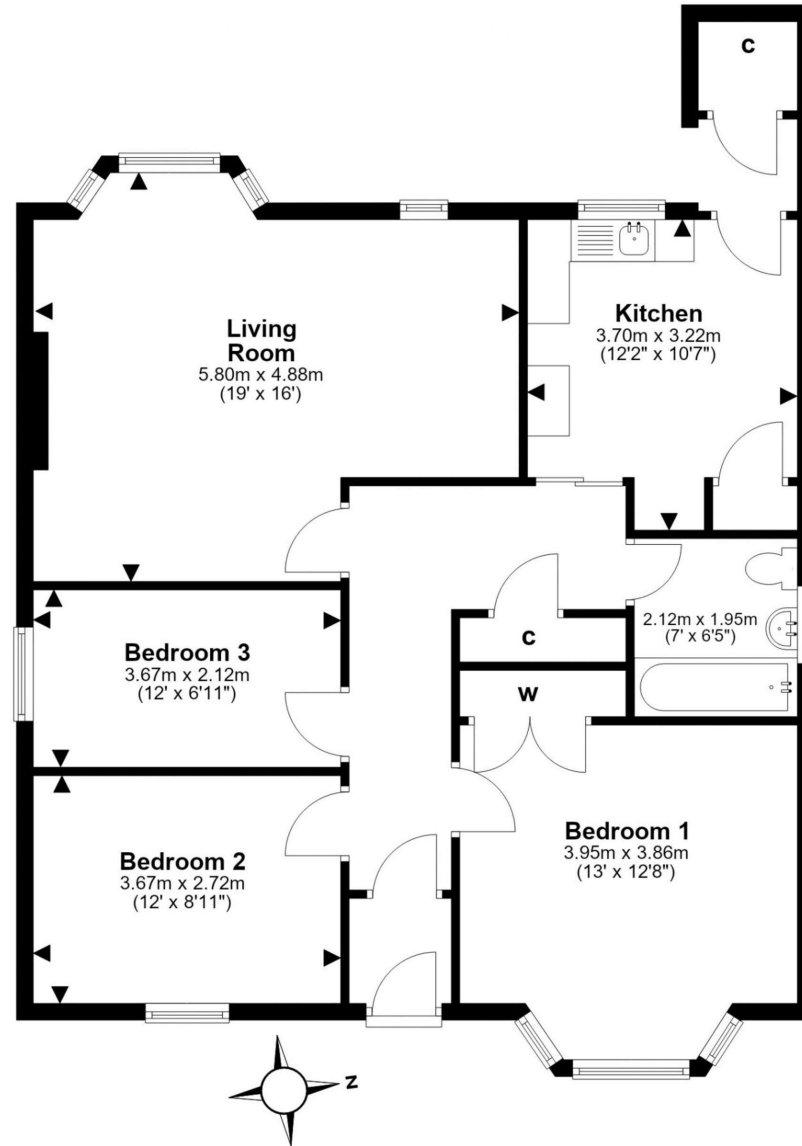
Extras included in the sale are all carpets, curtain and blinds . The washing machine is available by separate negotiation.

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.. Corstorphine Hill is the 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.