

21 Almond Green

EAST CRAIGS, EDINBURGH, EH12 8UA



Stylish two-bedroom terraced home in excellent condition, featuring a contemporary kitchen/dining room, a west-facing garden, residents' parking, and a private garage



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McEwan Fraser Legal is delighted to present this attractive two-bedroom terraced house, presented in excellent condition throughout and offering stylish, well-proportioned accommodation, a private west-facing rear garden and the added benefit of a garage. The property would make an excellent home for a first-time buyer, couple or small family and is genuinely ready for the new owner to move straight into and enjoy.

THE LIVING ROOM



The accommodation comprises a welcoming entrance hall with cloakroom/WC and a beautifully presented living room with neutral décor, laminate flooring and a contemporary media wall creating an attractive focal point.

THE KITCHEN/DINER



The spacious kitchen/dining room is fitted with a good range of contemporary base and wall-mounted units together with integrated appliances and enjoys direct access to the rear garden.



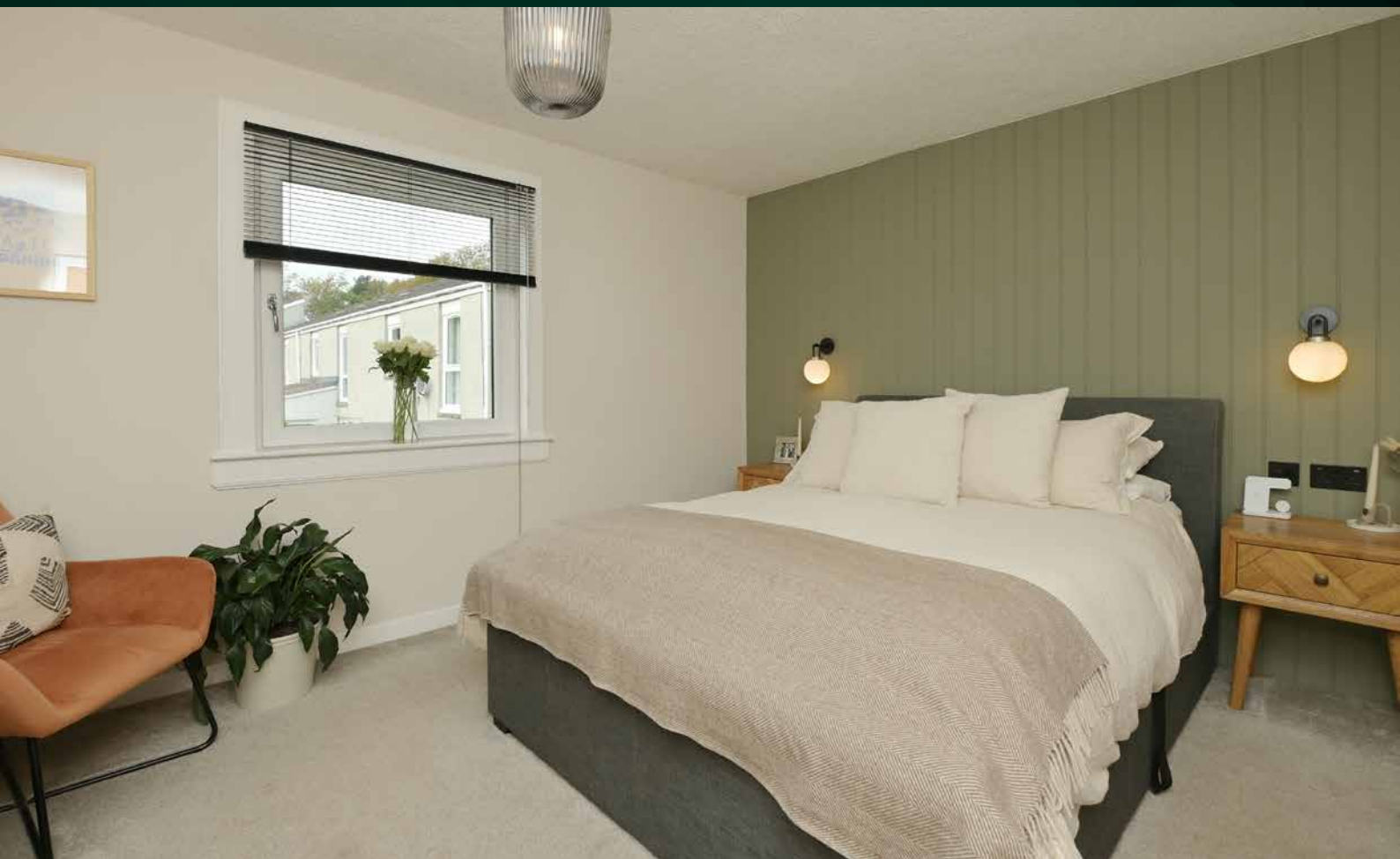


Upstairs, there are two well-proportioned double bedrooms and a stunning contemporary family bathroom, finished with stylish tiling and modern fittings. The property further benefits from gas central heating and double glazing.

THE BATHROOM



BEDROOM 1



BEDROOM 2

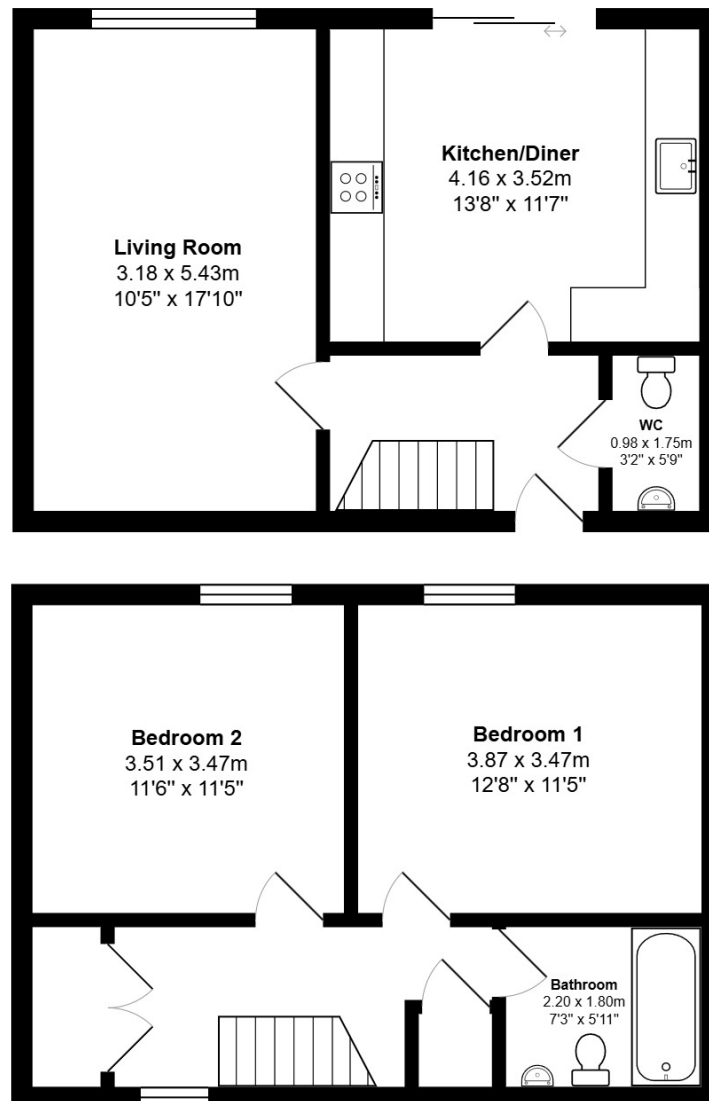


Externally, the low-maintenance private rear garden is west-facing, making the most of the afternoon and evening sun. A large deck provides an excellent space for outdoor dining, entertaining or simply relaxing during the warmer months. Residents' parking is available within the development, while the private garage provides secure parking or excellent additional storage.

EXTERNALS

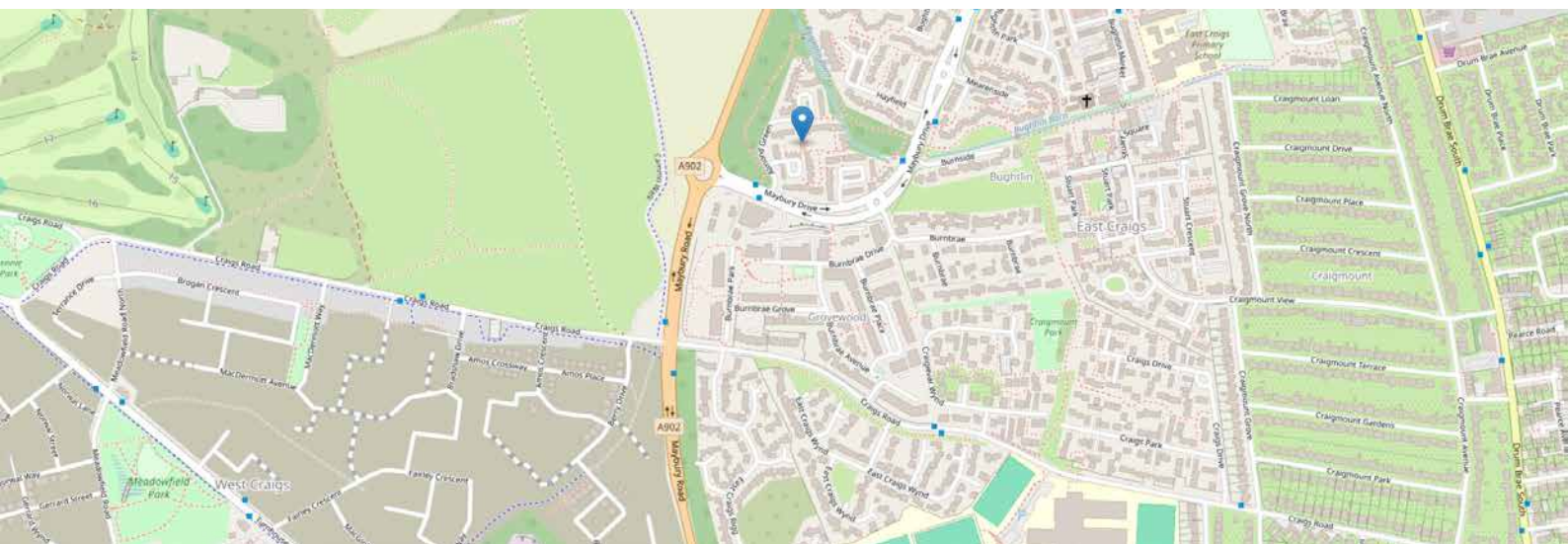


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 81m² | EPC Rating: C



THE LOCATION

Almond Green is situated within the popular East Craigs area of Edinburgh, a well-established residential neighbourhood to the west of the city centre. Particularly popular with families and professionals, the area offers an excellent combination of green space, local amenities and convenient transport links across Edinburgh and beyond. East Craigs is well served for everyday shopping, with a selection of local shops and services close at hand, while The Gyle Shopping Centre and Hermiston Gait provide a much wider range of retail facilities within easy reach. Corstorphine is also nearby, offering an excellent selection of independent shops, cafés, restaurants and other amenities along St John's Road.





The area is particularly attractive for families, with well-regarded schooling available locally, including East Craigs Primary School and Craigmount High School. There are also a number of nursery and childcare options nearby, while several of Edinburgh's leading independent schools are readily accessible. Buyers should always confirm current school catchment arrangements directly with the City of Edinburgh Council.

For recreation, East Craigs enjoys plenty of nearby open space, with attractive walking and cycling routes throughout the surrounding area. Corstorphine Hill, Cammo Estate and Cramond are all easily accessible, providing excellent opportunities to enjoy the outdoors, while David Lloyd Edinburgh Corstorphine and a variety of other sports and leisure facilities are also nearby.

Almond Green is particularly well placed for commuting. Regular bus services provide straightforward connections into Edinburgh city centre, while nearby road links give easy access to the City Bypass, M8 and M9. Edinburgh Park, The Gyle and Edinburgh Airport are all within convenient reach, making this an excellent location for those working locally or travelling further afield.



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**Part
Exchange
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