





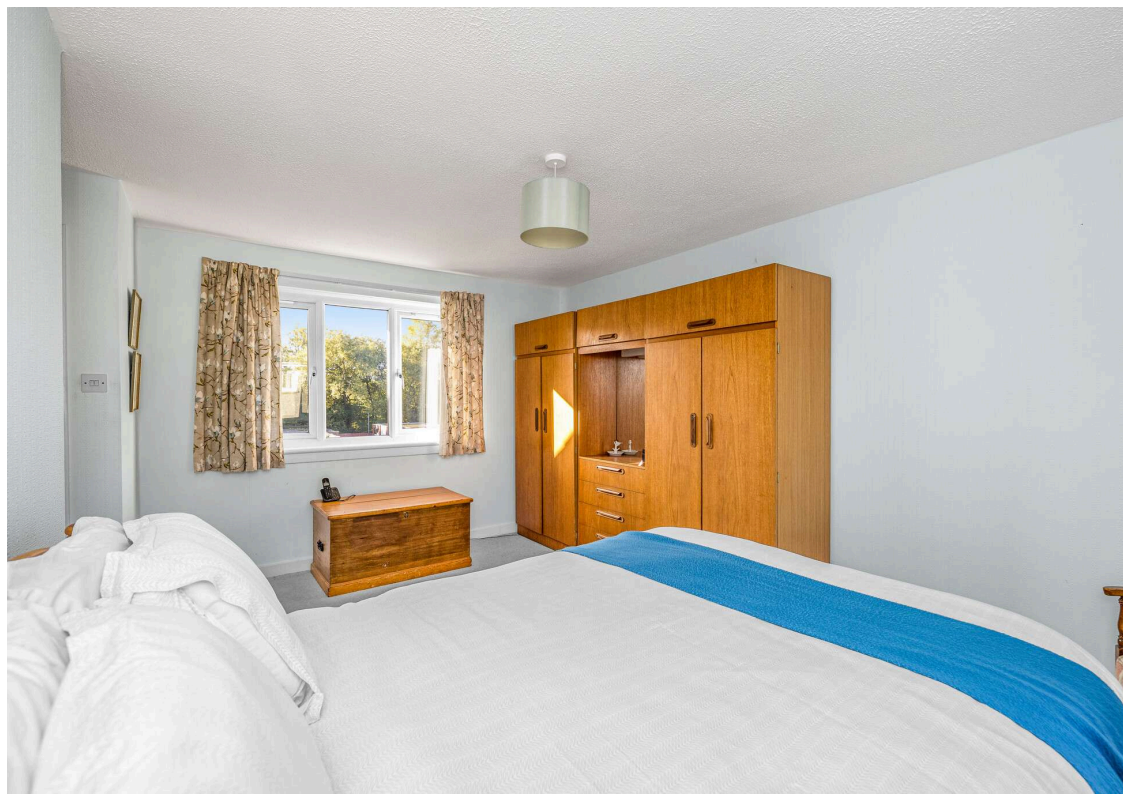
Welcome

Welcome to Craigmount Hill, situated in a popular residential area of Corstorphine, this appealing four-bedroom end-terraced house offers spacious and versatile accommodation, making it an excellent choice for growing families seeking a comfortable home to enjoy family life. Presented in good condition, the property offers a welcoming environment with well-proportioned accommodation arranged over two levels. The two reception rooms provide valuable flexibility, ideal for creating separate living and dining areas, a family room or a dedicated space for entertaining guests. Further benefits include a private driveway and a single garage, offering convenient off-street parking and useful additional storage. Combining generous family accommodation, private outdoor space and practical parking facilities, this attractive home represents an excellent opportunity for buyers looking to settle in an established Edinburgh neighbourhood. Early viewing is recommended to appreciate the space and potential this property has to offer.

Features

- Reception hallway
- Bright and spacious living room
- Formal dining room or family room.
- Dining kitchen
- Four bedrooms, one with en-suite
- Family bathroom
- Attic storage
- Gas central heating
- Double glazing
- Private gardens front and rear
- Garage and driveway







East Craigs

Craigmount Hill is situated within a popular residential area of north-west Edinburgh, offering an appealing setting for families and professionals alike. The area benefits from a range of local shops, supermarkets, schools and everyday amenities, with further shopping and leisure facilities available nearby at The Gyle Shopping Centre and in Corstorphine. There are convenient public transport links providing access to Edinburgh city centre and surrounding areas, while road users benefit from easy access to the city bypass, the M8 and the wider motorway network. Edinburgh Airport is also within easy reach, making the location particularly convenient for commuters and frequent travellers. With nearby green spaces and recreational facilities, Craigmount Hill offers a well-connected residential setting combining everyday convenience with access to the wider attractions of the capital.

Extras

Included in the sale are all fitted floor coverings, light fittings, blinds and curtains where fitted, and integrated kitchen appliances. All appliances and moveable items included in the sale are not warranted by the seller. Other items may be available by separate negotiation.





Get in touch

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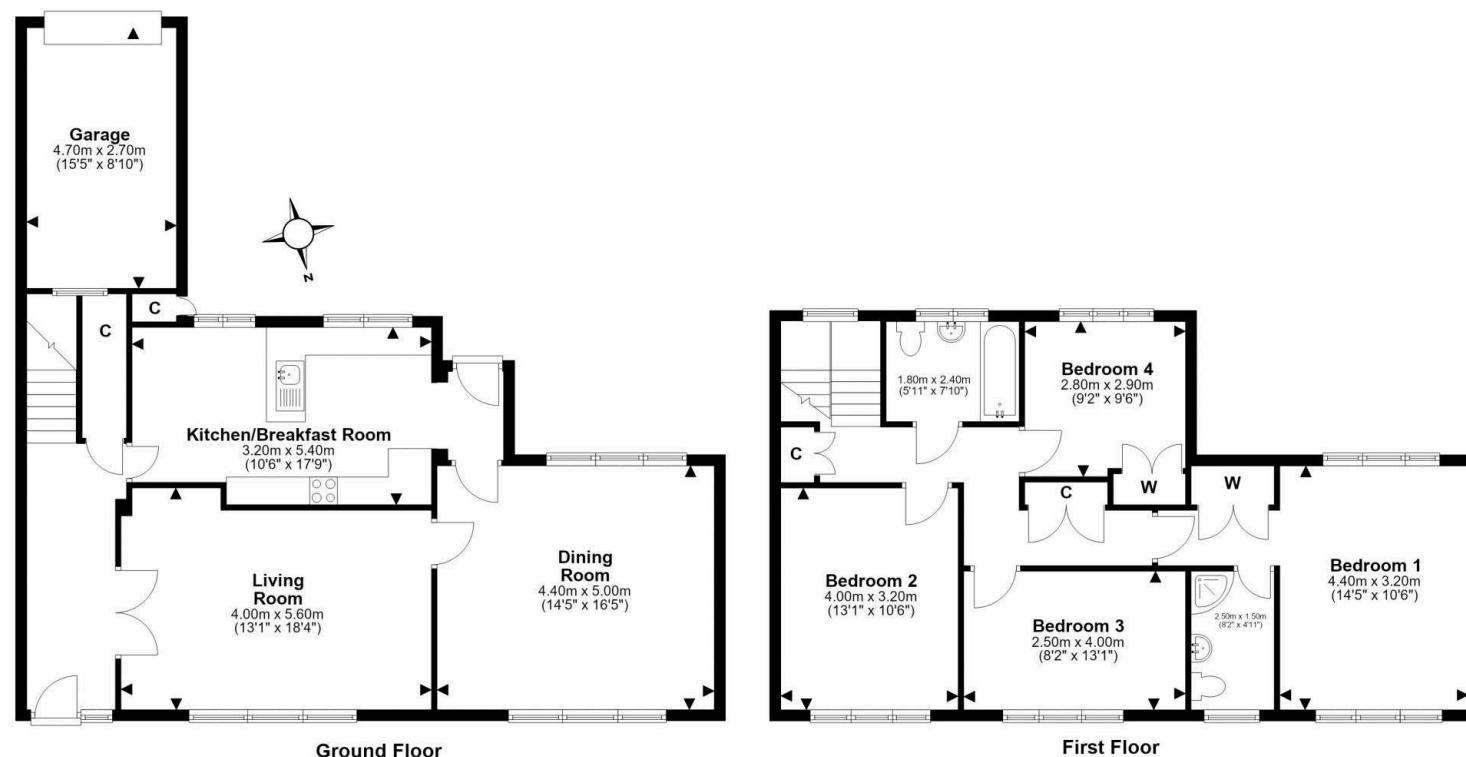
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.