



48 Macdermott Avenue
CORSTORPHINE | EDINBURGH | EH12 0DH


warners
solicitors & estate agents



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Warners are delighted to present this beautiful four-bedroom mid-terraced townhouse, forming part of the sought-after West Craigs development by Barratt Homes. Offering stylish, well-proportioned accommodation over three levels, this impressive family home benefits from a private driveway and rear garden. A welcoming hallway provides useful storage and a convenient ground floor WC. The spacious open-plan living/dining/kitchen forms the heart of the home, offering ample room for relaxing and dining. The contemporary kitchen is fitted with modern cabinetry, contrasting worktops and integrated appliances, while French doors open onto the rear garden, creating an excellent space for everyday family living and entertaining. The first floor houses two generous double bedrooms and a modern family bathroom fitted with a stylish three-piece suite and shower over the bath. Upstairs, the second floor offers two further double bedrooms, including the principal bedroom with integrated wardrobes and a contemporary en-suite shower room, which can also be accessed via landing. Externally, the property enjoys a neat front garden with a driveway providing off-street parking. The fully enclosed rear garden is mainly laid to lawn with a paved patio area. Further benefits include gas central heating, double glazing, solar panels, an electric vehicle charging point and excellent storage. West Craigs Village is conveniently positioned for access to Corstorphine, the Gyle Shopping Centre, Edinburgh Airport and transport links to the city centre and surrounding areas. Early viewing is highly recommended.

- Beautifully presented four-bedroom modern mid-terraced townhouse
- Spacious open-plan living/dining/kitchen with integrated appliances, French doors providing direct access to rear garden
- Ground floor WC and useful storage
- Four well-proportioned bedrooms arranged over two upper floors
- Principal bedroom with fitted wardrobes and en-suite shower room
- Contemporary family bathroom with shower over bath
- Fully enclosed rear garden with lawn and patio area
- Private monoblock driveway
- Solar panels and electric vehicle charging point
- Gas central heating and double glazing

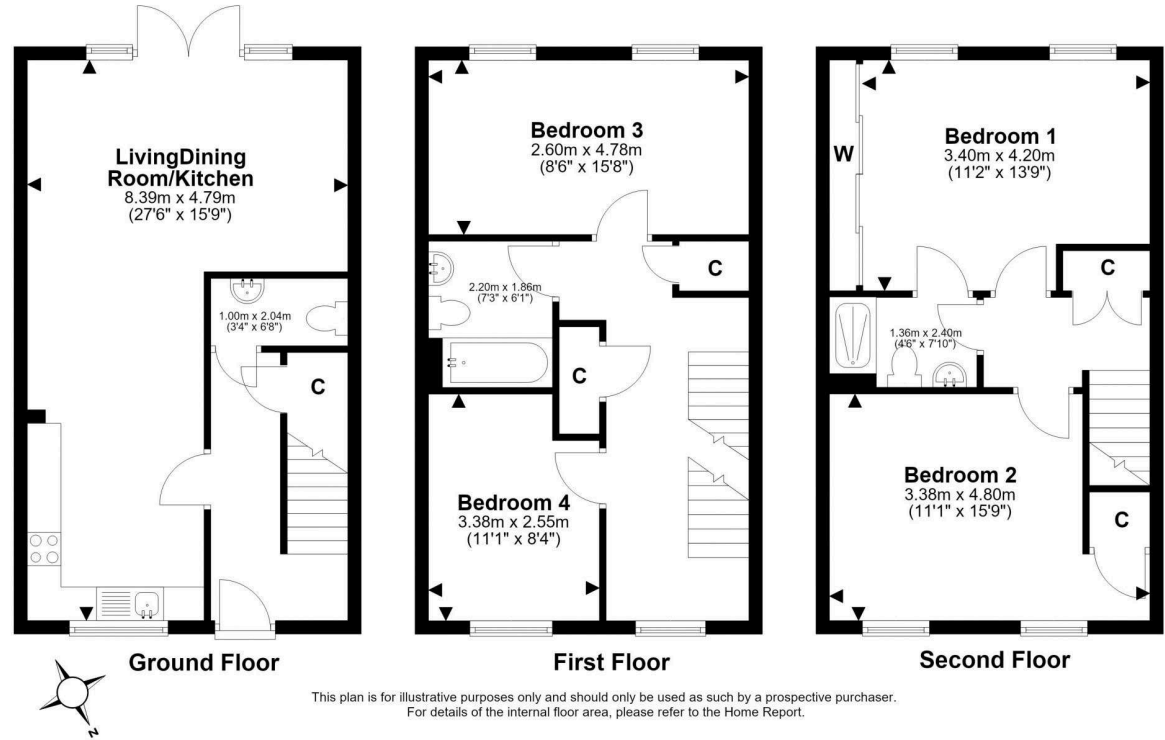
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property including dishwasher, fridge freeze and washing machine along with the EV charger. EPC: B CT: F Factoring: Ross & Liddell approx. £100 P/M.

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. 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.





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