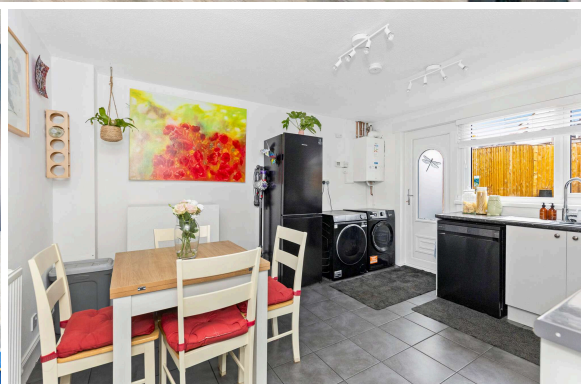
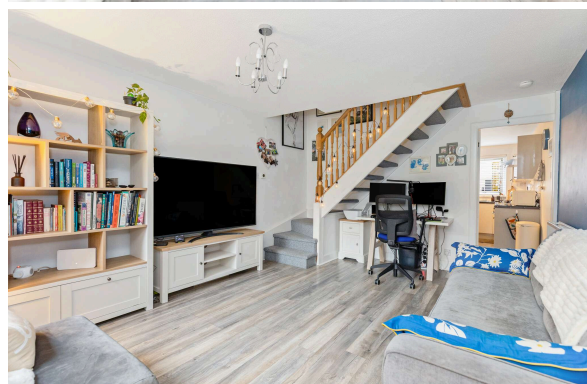




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Warners are delighted to present this beautifully presented two-bedroom terraced villa, quietly positioned within an established and sought-after residential area of East Craigs, Edinburgh. Offering bright, well-proportioned accommodation over two levels, this attractive home benefits from private front and rear gardens and a separate lock-up garage, making it an ideal choice for first-time buyers, professionals and young families alike.

An entrance vestibule opens into the bright and spacious living room, which enjoys a pleasant outlook over the front garden and offers ample space for comfortable seating. Contemporary wood-effect flooring and tasteful decor create an inviting atmosphere, while the staircase provides access to the upper accommodation. To the rear, the generous kitchen/dining room is fitted with a good range of wall and base units, contrasting worktops and integrated cooking appliances, with plenty of space for a dining table and chairs. A door provides direct access to the rear garden, making this an excellent space for everyday living and entertaining.

Upstairs, there are two well-proportioned double bedrooms. The principal bedroom benefits from a useful walk-in wardrobe, providing excellent storage, while the second bedroom offers ample room for freestanding furniture. A contemporary family bathroom fitted with a stylish three-piece suite and shower over the bath completes the accommodation, together with access to the attic for additional storage.

Externally, the property enjoys private gardens to both the front and rear. The fully enclosed rear garden is mainly laid to lawn with a raised seating area, creating an ideal setting for outdoor dining and relaxing. A separate lock-up garage, located to the side of the property, offers secure off-street parking, with additional unrestricted parking available nearby.

Further benefits include gas central heating, double glazing and excellent storage. Early viewing is highly recommended to appreciate the excellent presentation, generous accommodation and attractive outdoor space offered by this lovely home.

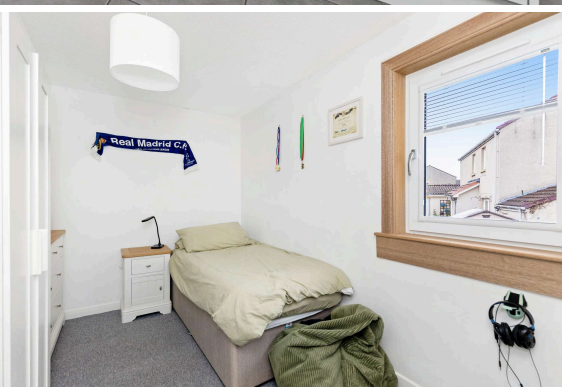
- Beautifully presented two-bedroom terraced villa
- Bright and spacious living room
- Generous modern fitted kitchen/dining room with direct access to rear garden
- Two well-proportioned double bedrooms
- Contemporary family bathroom with shower over bath
- Private front and rear gardens
- Separate lock-up garage
- Useful attic storage
- Gas central heating, double glazing and attic storage

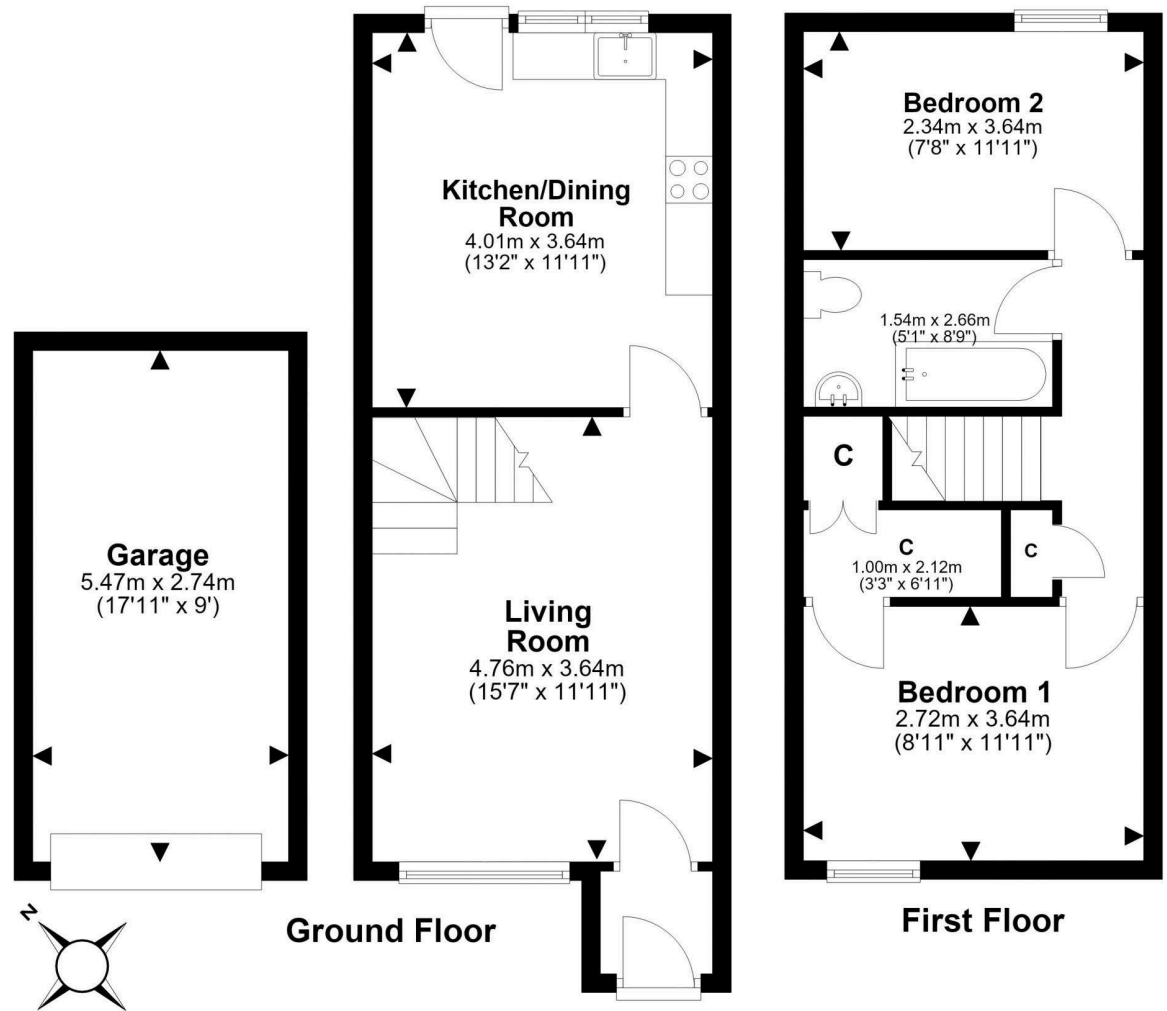
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All blinds, light fittings and outdoor bin store will be included in the sale of the property. EPC: C. CT: D. Factoring: North Bughtlin Park Resident Association Approx. £50 P/A.

The well regarded East Craigs area is quietly tucked away yet is close to a wealth of amenities. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Neighbouring Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, Sainsbury's and Scotmid. 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, plus tennis, badminton and squash courts, whilst there's also easy access to 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 buses, a tram stop at Edinburgh Gateway, 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.