20 Gerrard Wynd, West Craigs, Corstorphine, Edinburgh, EH12 0DY

Connor Malcolm



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Description

The Cairn offers an excellent downstairs layout, welcoming you with a hallway leading to a spacious front aspect lounge, the perfect retreat for relaxing or hosting. The open-plan kitchen, dining and family area sits to the rear of the home and becomes the centre of everyday life, with French doors bringing natural light and extending living space into the garden. The connecting utility room and garage provide added convenience for busy family life.

- Open-plan family, kitchen, dining area
- Garage and driveway
- Two en-suite bedrooms
- Utility room convenience
- Spacious front lounge
- Enjoy peace of mind: Cala's signature five star customer service, 10 year NHBC warranty and 2 years after sales service
- Excellent rail, tram, bus and road links
- Excellent proximity to Edinburgh airport
- Service charge £131.74 per annum

Images are for illustrative purposes and layouts may vary depending on the individual plot

EPC Rating: B

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

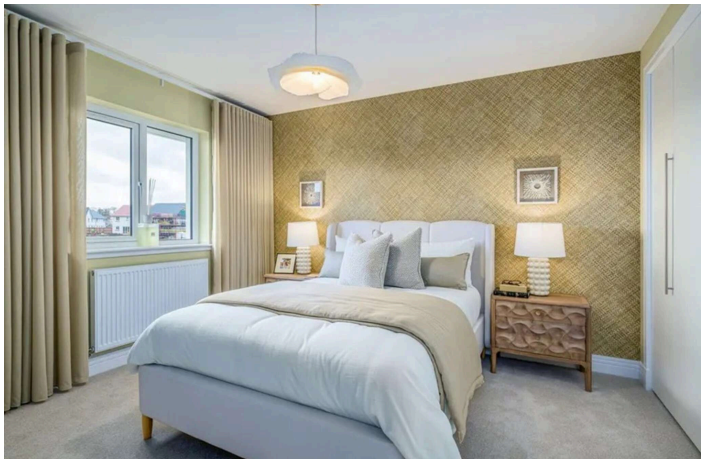




Location

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 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, 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, 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.











Ground floor



First floor

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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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