

DMD | SOLICITORS & ESTATE AGENTS

36 Craigs Drive, EDINBURGH, EH12 8UW

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Well-presented and generously proportioned, this appealing two-bedroom lower villa combines comfortable accommodation with a private entrance, gardens and a garage. A particular highlight is the enclosed west-facing rear garden, accessed directly from the property and offering an inviting setting for outdoor dining and enjoying the afternoon and evening sunshine.

Well maintained throughout, the property features a spacious living/dining room, two double bedrooms with built-in wardrobes, a modern fitted kitchen and a contemporary bathroom. Gas central heating, served by a modern combi boiler, and double glazing provide further comfort.

Accommodation

- Welcoming entrance hall with two useful storage cupboards conveniently located in the hallway
- Spacious living/dining room featuring a large picture window and with ample space for both relaxing and dining.
- Two well-proportioned double bedrooms, each benefiting from built-in wardrobes.
- Modern fitted kitchen offering a range of wall and base shaker style units, laminate worktops with contemporary tiled splashbacks and an inset sink. Appliances include a gas cooker, washing machine, dishwasher and fridge freezer.
- Contemporary tiled shower room fitted with a large shower enclosure, pedestal wash hand basin, WC and ladder-style towel radiator.



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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Location
The property is situated within the well-established residential area of Corstorphine, approximately three miles west of Edinburgh City Centre. A wide range of local amenities, including shops, banking facilities, and cafés, can be found nearby on St John's Road. Larger retail options include a Tesco Extra, Lidl, and The Gyle Shopping Centre, all within a short drive.

The area offers excellent recreational facilities, including David Lloyd Leisure, Gyle Park, St Margaret's Park, and scenic walking and cycling routes along the former railway line. The property is also ideally located for access to major motorway networks and Edinburgh Airport. Regular bus services to the City Centre are available within walking distance, and the area is well served by highly regarded schools in both the state and private sectors.

Outside & Gardens

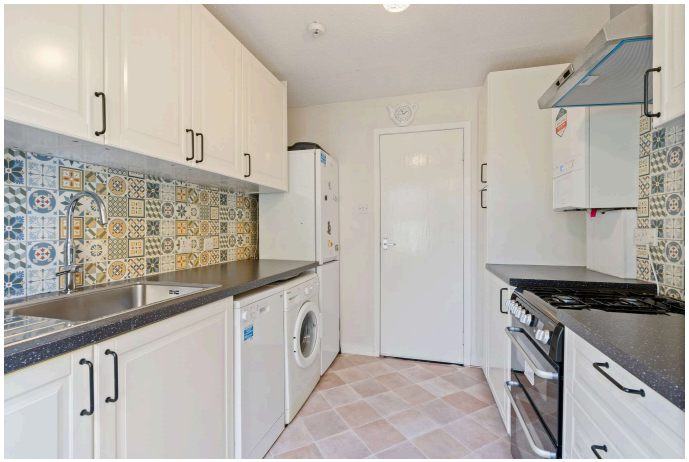
To the rear, there is a fully enclosed private garden designed for ease of maintenance. There is a pleasantly landscaped courtyard area to the front, which is shared with the neighbouring residents. The property further benefits from a single garage situated nearby, along with unrestricted on-street parking within the development.

Extras
All fitted floor coverings, blinds, curtains, light fittings, and kitchen appliances are included in the sale.

Factoring
James Gibb maintain the communal gardens within the broader development for around £150 to £200 a year, depending on what work needs to be undertaken.

Council tax - Band C















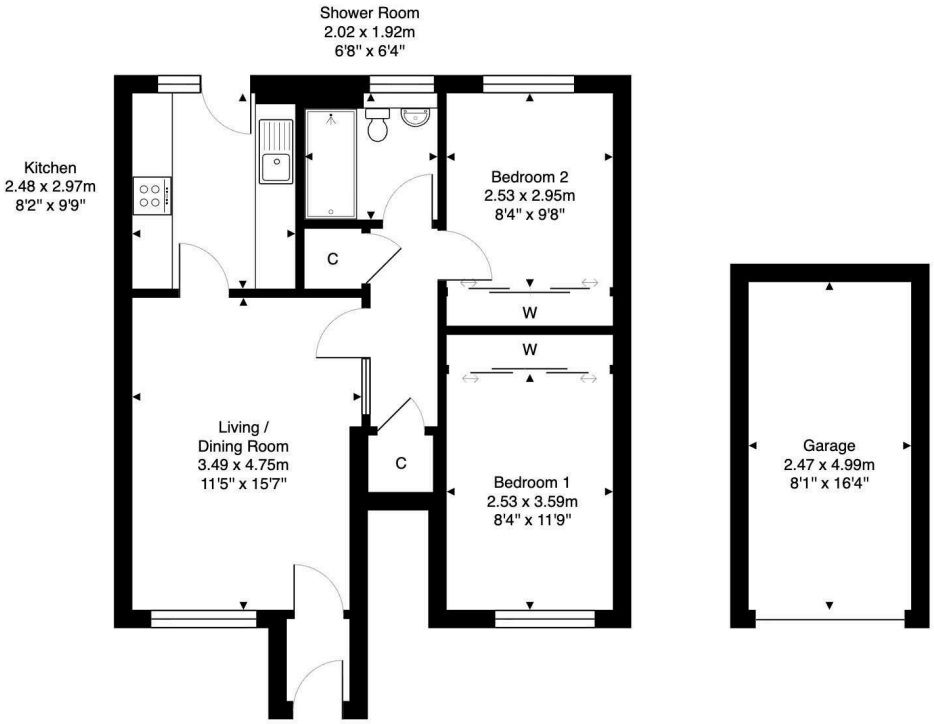








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Ground Floor

Total Area: 56.2 m² ... 605 ft²

All measurements are approximate and for display purposes only.

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Offers can be submitted in writing, fax or email:

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