

41 Craigmount Grove North,
Edinburgh EH12 8BZ







*A beautifully presented semi-detached house which offers an excellent family home benefitting from a garden office, garage and driveway*

3 Bed | 1 Bath | 2 Reception

A beautifully presented semi-detached house which benefits from a garden office, located in the sought after area of Corstorphine. This superb property offers an excellent family home boasting a floored attic, driveway, and garage. The property is entered via a porch leading into the welcoming hall. The sitting room has a feature stove and leads through to the dining room with window to the rear. The stylish fully fitted kitchen has a breakfast bar and window overlooking the rear garden. A rear hall provides access to a downstairs wc, utility cupboard, the garage, and the rear garden. On the upper level is the principal bedroom, two further bedrooms, and a modern family bathroom. The beautiful west facing garden is fully enclosed and has a good sized garden office which offers a versatile space benefiting from power and light.

*Please note that no warranty will be given for the systems and appliances – they are sold as seen*

## Offers Over £400,000

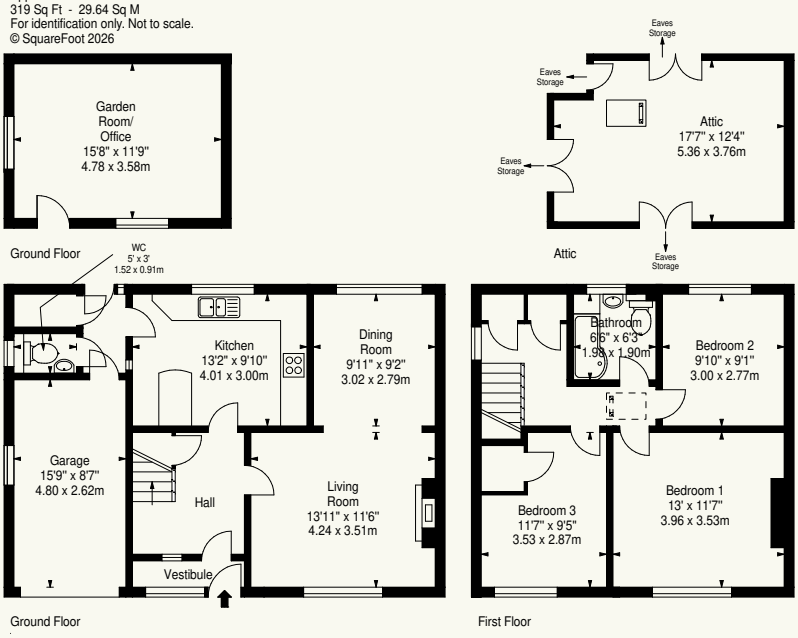
### Features

- Sitting room
- Dining room
- Kitchen with breakfast bar
- Three bedrooms
- Modern family bathroom
- Downstairs wc
- Fully enclosed rear garden
- Garden office
- Garage and driveway
- EPC Rating D

**Craigmount Grove North,**
**Edinburgh, EH12 8BZ**

SquareFoot

Approx. Gross Internal Area
1078 Sq Ft - 100.15 Sq M
Attic
Approx. Gross Internal Area
205 Sq Ft - 19.04 Sq M
Garage & Garden Room/ Office
Approx. Gross Internal Area
319 Sq Ft - 29.64 Sq M
For identification only. Not to scale.
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Corstorphine is a desirable residential area of the capital lying on the north western outskirts of the city. Princes Street and the city centre (approximately 4 miles) are readily accessible via regular public transport services, and, in the opposite direction, the city by-pass, central motorway network and Edinburgh International Airport are all within a short drive. Corstorphine itself boasts one of the city's most comprehensive suburban shopping centres, with the Gyle Shopping Centre and Hermiston Gait also within close proximity. Small specialty shops and a variety of high street stores are all represented.

There are large branches of Marks & Spencer, Tesco, Morrisons and Sainsbury's all nearby. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are readily accessible. Leisure options are plentiful and diverse. Cafes, restaurants, a casino, several golf clubs and a David Lloyd Leisure Centre, as well as the Drum Brae Leisure Centre and Swimming Pool, the Drum Brae Library Hub and the lovely open spaces of Cammo Estate and Corstorphine Hill, are to name but a few. There are several local access points to the city's cycle path network. The local schools have an excellent academic reputation.

**FOR VIEWING:**

**By appointment only**

Contact Lindsays on:

0131 229 4040 edinburghproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.