

27 Craigmount Hill
Craigmount, EH4 8DL

Deans
Solicitors & Estate Agents LLP







END TERRACED VILLA

- Living Room
- Kitchen
- Three Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens
- Driveway & Single Garage
- EPC Rating - C



Quietly positioned within a residential area, this lovely, light and airy end terraced villa is situated within the highly desirable location of Craigmount to the west of the City. Local amenities can be found within walking distance with further specialised shopping available at the Gyle Shopping Centre. Reputable primary and secondary schooling can be found within walking distance. An excellent public transport service is available travelling to the City Centre, Edinburgh Airport, Western General and Royal Infirmary hospitals. The spacious accommodation would make an ideal family home and comprises; welcoming entrance hallway, attractive living room with feature wood burning stove and large picture window providing excellent natural light, modern dining kitchen, three delightful double bedrooms and contemporary bathroom with shower. There are good sized private gardens to the front, side and rear of the property with a driveway and single garage. Further benefits include gas central heating, double glazing and on-street parking. Included in the sale are the fitted carpets and floor coverings, oven, hob, dishwasher, washing machine and fridge-freezer. All appliances included in the sale are sold as seen with no warranty provided.





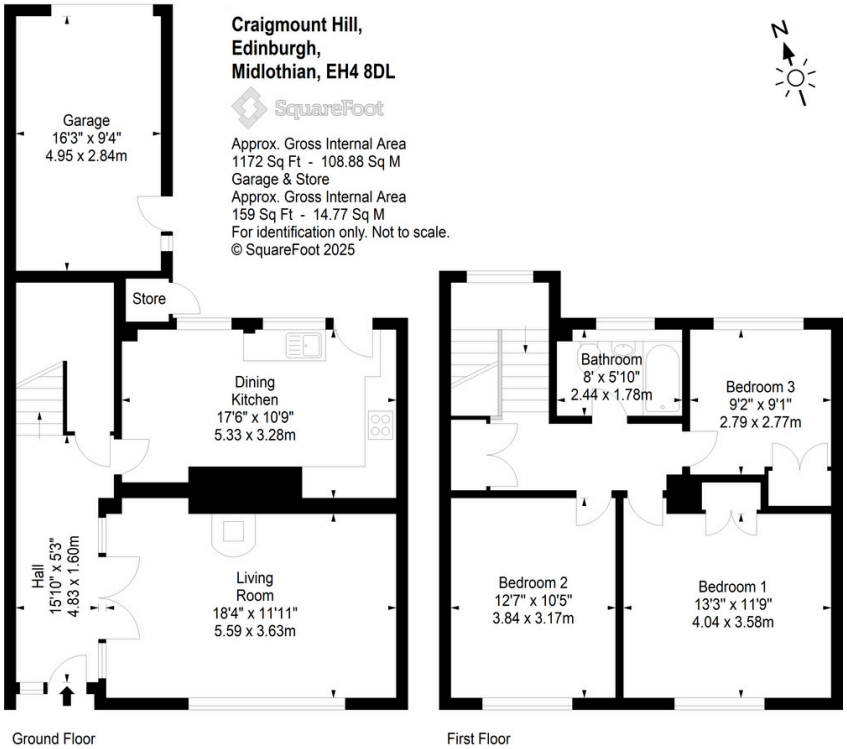




Craigmount Hill,
Edinburgh,
Midlothian, EH4 8DL

SquareFoot

Approx. Gross Internal Area
1172 Sq Ft - 108.88 Sq M
Garage & Store
Approx. Gross Internal Area
159 Sq Ft - 14.77 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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