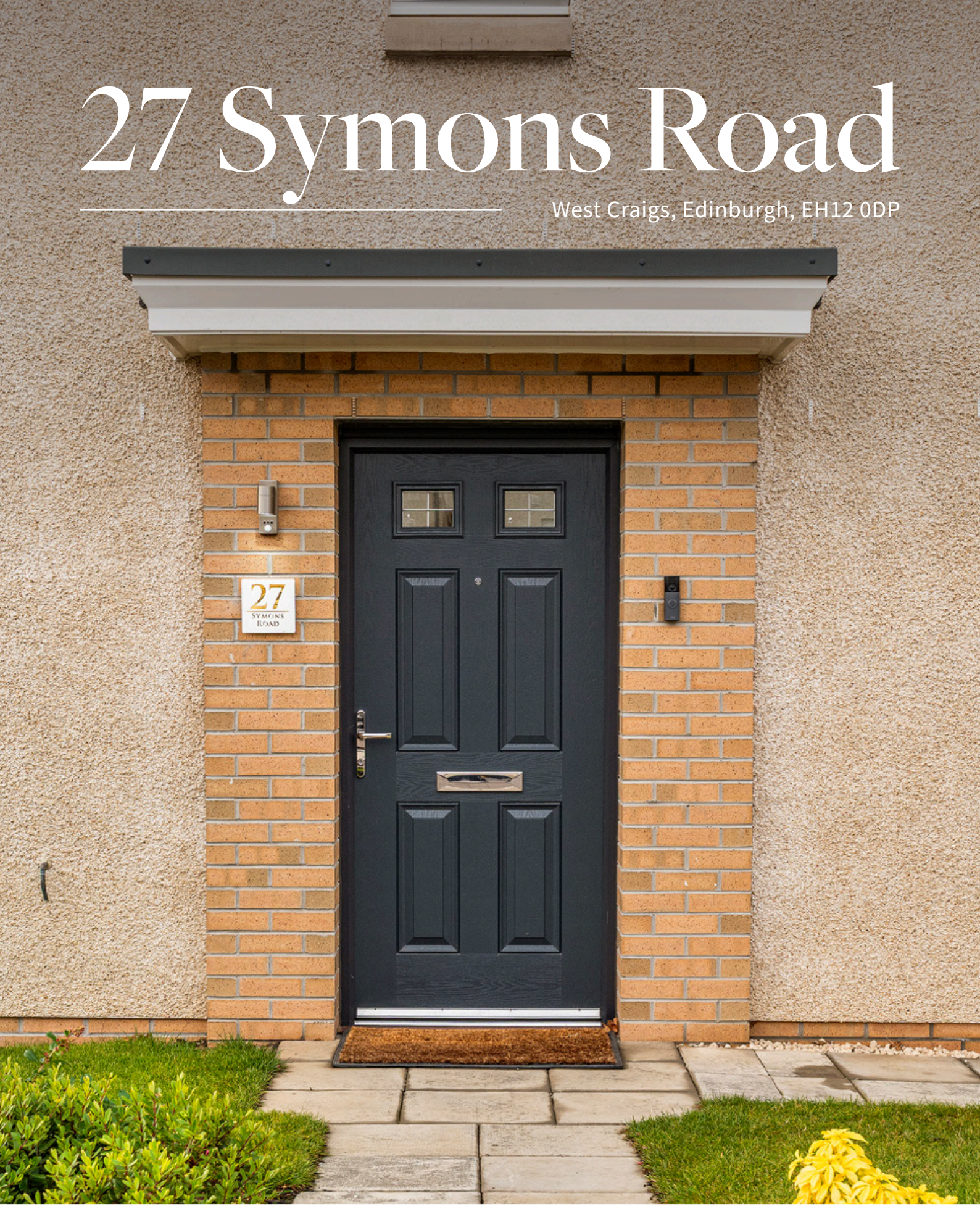
27 Symons Road

West Craigs, Edinburgh, EH12 0DP



RALPH SAYER
SOLICITORS & ESTATE AGENTS

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Welcome to a contemporary

three bedroom semi-detached house



This three-bedroom semi-detached house is an exceptional contemporary home with spacious interiors decorated in a neutral tone and with premium fixtures and fittings throughout. Every inch of the property is carefully coordinated and to an exacting finish. Highlights include a dual-aspect living room with a sunny outlook and a Shaker-inspired dining kitchen with elegant styling. The three bedrooms provide space for various stages of life, alongside the added convenience of an en-suite, family bathroom, and WC. It also has allocated parking and a wonderful main garden that is fully enclosed. Part of the new West Craigs Village development, this home also boasts a fantastic location with nearby amenities, local schools, and outstanding commuter transport links.

General Features

- Contemporary (walk-in ready) semi-detached house
- Part of the new West Craigs Village development
- Blank canvas of décor and premium finishings

Accommodation Features

- Inviting entrance hall with built-in storage and WC
- Elegant living room with dual-aspect windows
- Stylish dining kitchen with integrated appliances
- Principal suite with a generous built-in wardrobe
- Two further bedrooms (one with a fitted wardrobe)
- Contemporary three-piece en-suite shower room
- Three-piece family bathroom with overhead shower
- Gas central heating and double-glazed windows
- Solar roof panels to the front for greater efficiency

Exterior Features

- Beautiful front garden for added kerb appeal
- Fully-enclosed main garden mostly laid to lawn
- Allocated parking space for off-street parking



Step inside

a home with instant appeal

Welcome to a contemporary three-bedroom semi-detached house which forms part of a sought-after development on the western edge of Edinburgh, offering a superb location for family and commuter lifestyles, as well as a beautiful walk-in ready home finished to high standards.

The home is nestled behind a lovely front garden that adds to its instant kerb appeal. Stepping inside, a hall maintains the strong first impression, providing built-in storage and a WC.





Elegant styling

and a light-filled ambience

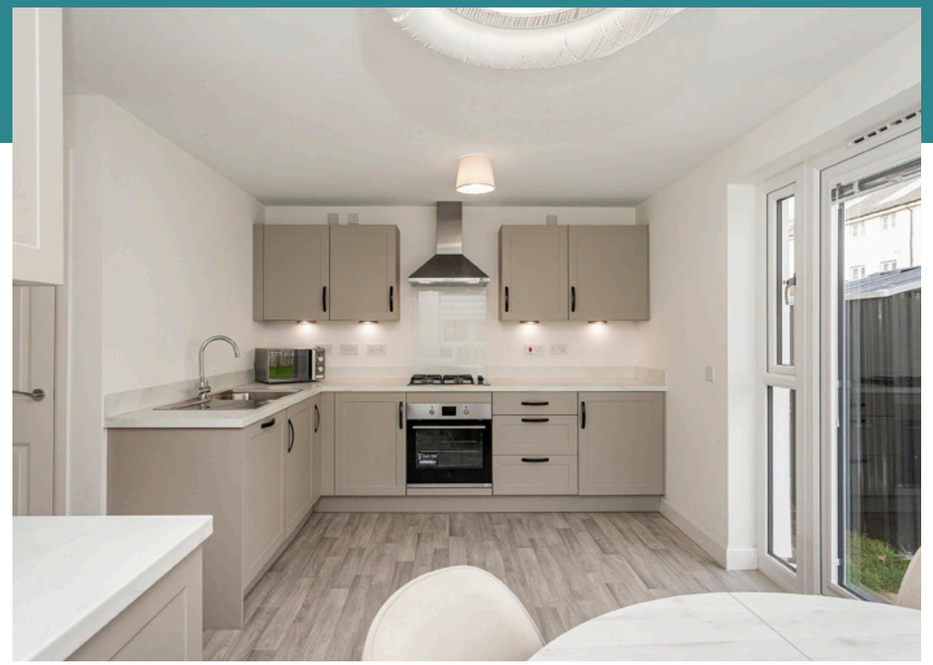


Stretching the entire depth of the property, the living room covers 172 square feet, accommodating an excellent choice of comfy furnishings. Crisp white décor and a muted, wood-toned vinyl floor (continued in the hall and kitchen) ensure a sought-after blank canvas that is easy to personalise. It also features dual-aspect windows to the east and south for a light-filled ambience throughout the day.

Socialise with family and friends in a

stylish dining kitchen

The dual-aspect dining kitchen has a similar footprint to the living area, offering ample space for a table and chairs alongside a generous range of dove-grey cabinets.





The stylish, Shaker-inspired design further benefits from complementary worktops and under-unit lighting for ambient moods. Integrated appliances bring a streamlined, cohesive finish to the aesthetic as well (oven, gas hob, extractor hood, fridge/freezer, and dishwasher). There is also a glazed door to the garden and a dedicated utility cupboard for quiet laundry.



An elegant

principal suite

Moving upstairs, the principal suite offers a refined, double-sized space with luxury features for the owners. It includes a generous built-in wardrobe and a contemporary three-piece en-suite shower room, equipped with a double (walk-in) shower enclosure.





Two further bedrooms for

flexible use



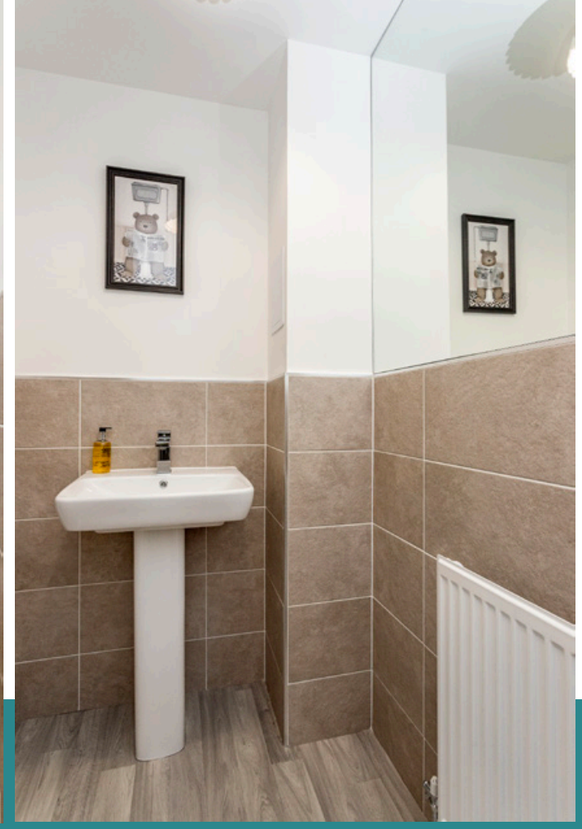
There are two further bedrooms (one with a fitted wardrobe) for families and those who seek flexible accommodation, whether to use as an office or to plan for the future. All three bedrooms continue the home's high standards, enjoying neutral decoration and plush carpets for a beautiful finish.

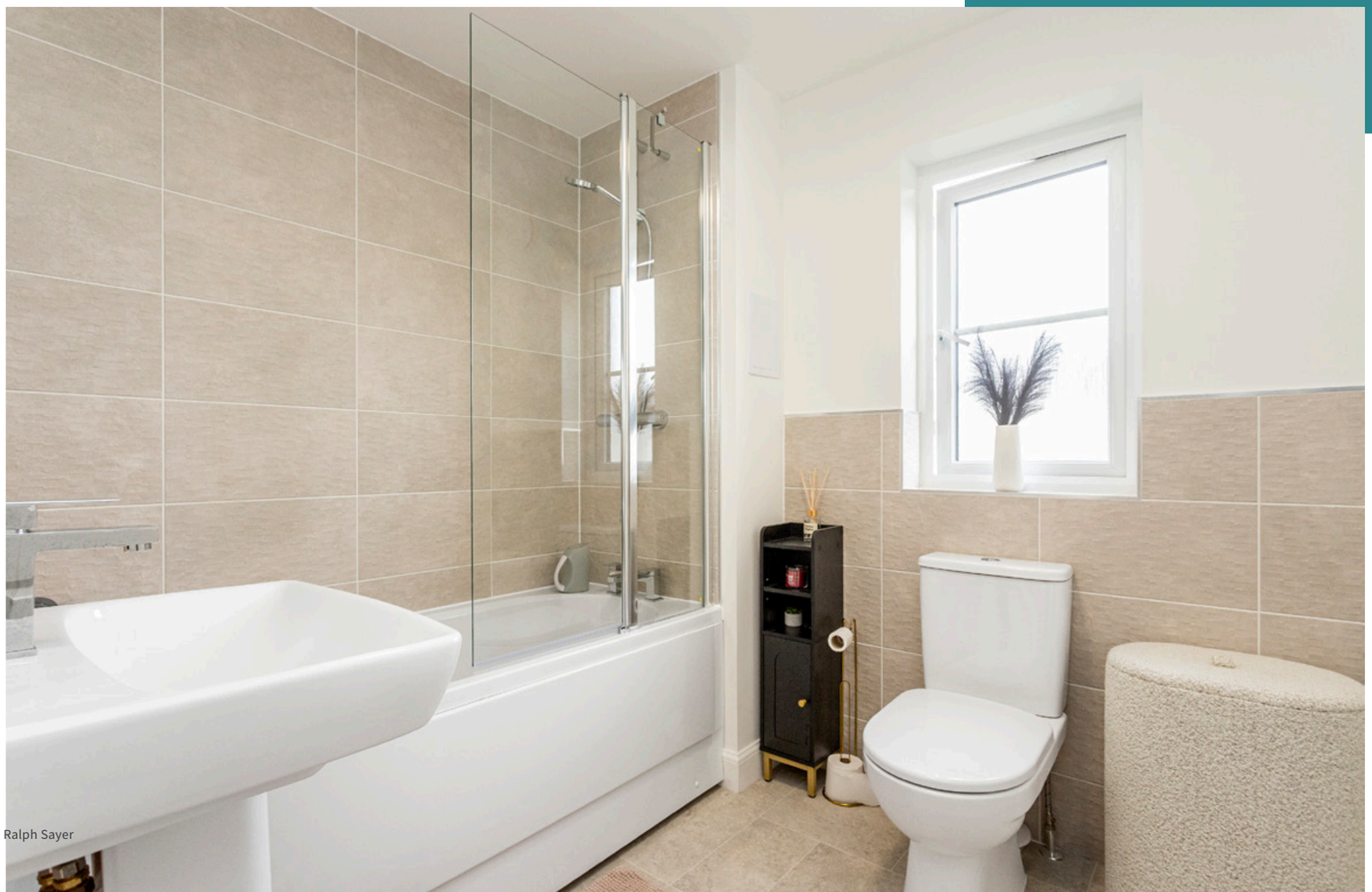




Contemporary bathrooms







An en-suite, family bathroom, and WC

The first-floor family bathroom mirrors the style and standards of the en-suite and WC. It features sandy-toned tiles against a neutral backdrop and a contemporary three-piece suite, which includes an overhead shower. It also has built-in storage for towels.

The property has gas central heating and double-glazed windows, as well as a solar-panelled roof for greater efficiency.

An enclosed garden for

summer entertaining

In addition to the front garden, there is also a main garden that extends off the dining kitchen. It is fully enclosed by a high fence and is mostly laid to lawn, offering a generous space that will appeal to families and those who like to entertain in the summer. Additionally, the property has an allocated parking space for off-street parking.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a washing machine, and a freestanding single wardrobe (in bedroom three) to be included in the sale.

Factor: The factor is managed by Ross & Liddell at an approximate yearly cost of £100.



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Property Name

27 Symons Road

Location

West Craigs, Edinburgh, EH12 0DP

Approximate total area:

90.4 sq. metres (973.1 sq. feet)

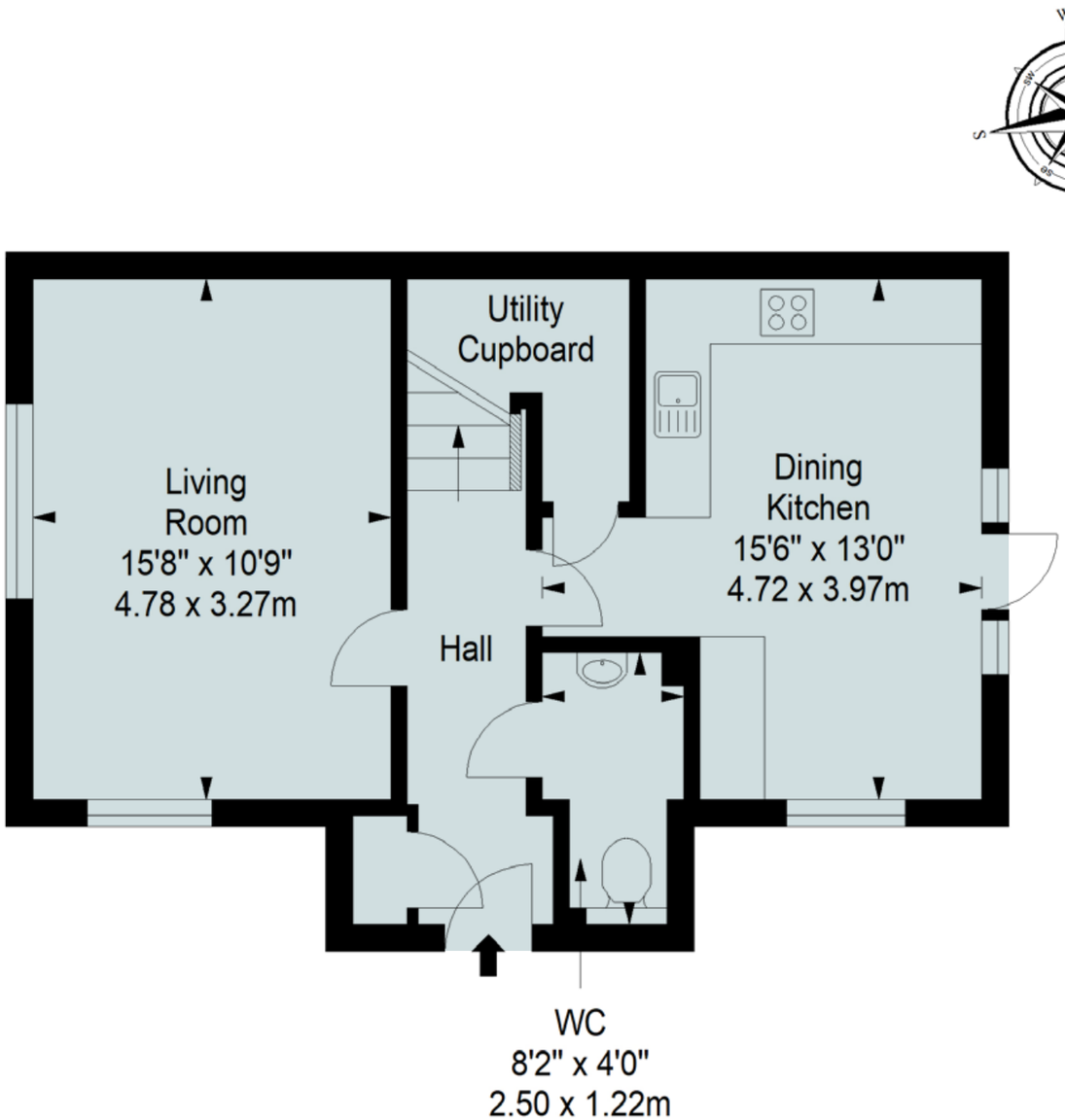
The floorplan is for illustrative purposes.
All sizes are approximate.

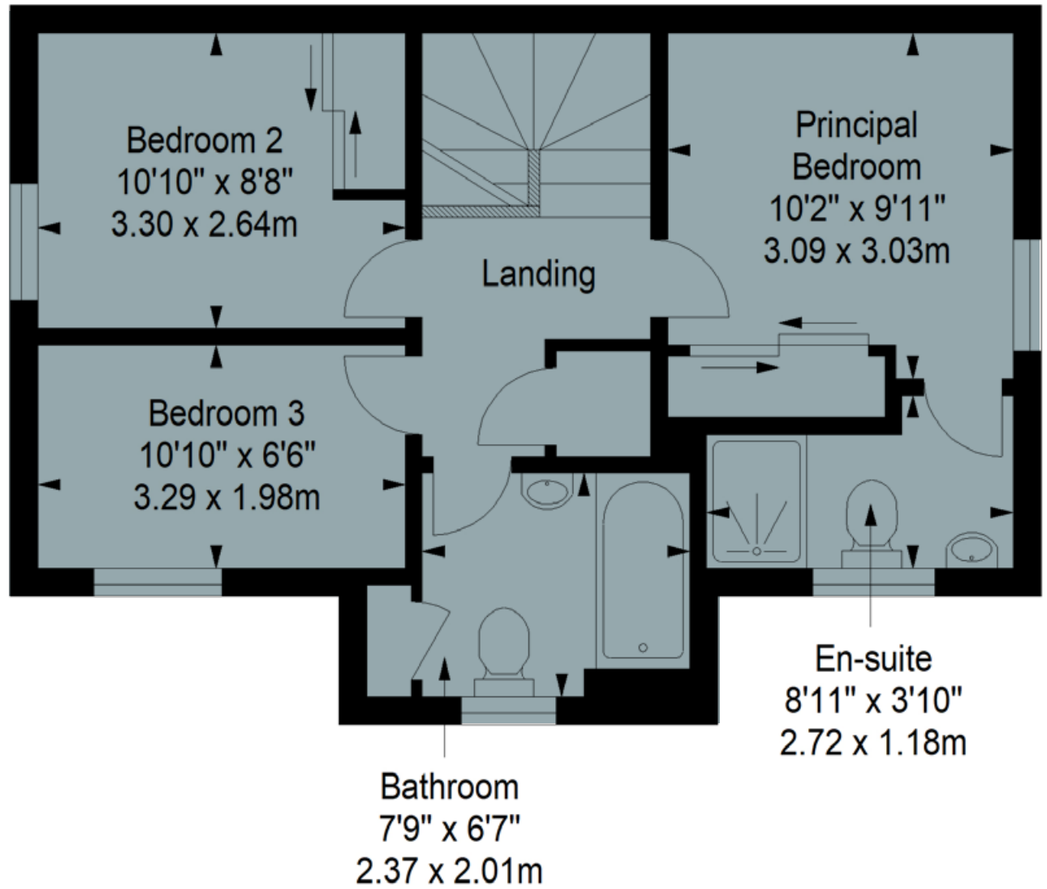
- Ground Floor
- Second Floor

EPC Rating - B

Council Tax Band -E

Home Report Value - £380,000





West Craigs

A well-connected community

Situated on the western edge of Edinburgh, West Craigs is a contemporary residential development that benefits from an excellent location close to the established amenities of Corstorphine and South Gyle.









The area has been carefully planned to create a well-connected community, with new housing, new nursery and primary schooling, and expansive green space contributing to its appeal.

The surrounding area provides access to a fantastic range of amenities too, with Corstorphine well known for its wide selection of shops and supermarkets. The Gyle Shopping Centre is only 5 minutes away by car as well, providing over 40 high-street stores and numerous eateries. Just under 10 minutes by car, Hermiston Gait Retail Park offers further shopping opportunities.

For those leading an active lifestyle, there are several gyms and sports facilities within easy reach, including health clubs, golf courses, and local sports clubs. Additionally, the development itself has lots of walking and cycling opportunities, with two (five-acre) public parks and nearby woodlands to explore. Corstorphine Hill offers further walking routes and far-reaching views across the city. Primary education is provided locally in the new school (opened in 2025), with secondary schooling roughly a five minutes' drive away. Higher education opportunities and the capital's renowned independent schools are also readily accessible.

A key highlight of the West Craigs area is its location and outstanding transport links, which are ideal for professional commuters. Edinburgh Gateway station provides rail links across the capital, as well as a swift tram route to the nearby Edinburgh International Airport and to the city centre (which can be reached in under 20 minutes). Furthermore, the City Bypass, Queensferry Crossing, and M8 and M9 motorway networks offer superb road connections around Edinburgh, to Fife, Glasgow, and beyond.

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dream property!

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