

10 Craigmount Gardens

CORSTORPHINE, EDINBURGH, EH12 8EA



*Generously Proportioned Four-Bedroom
House In Corstorphine*



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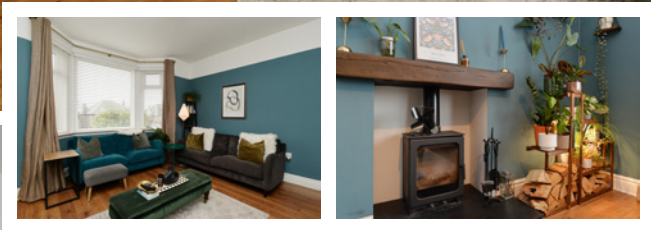
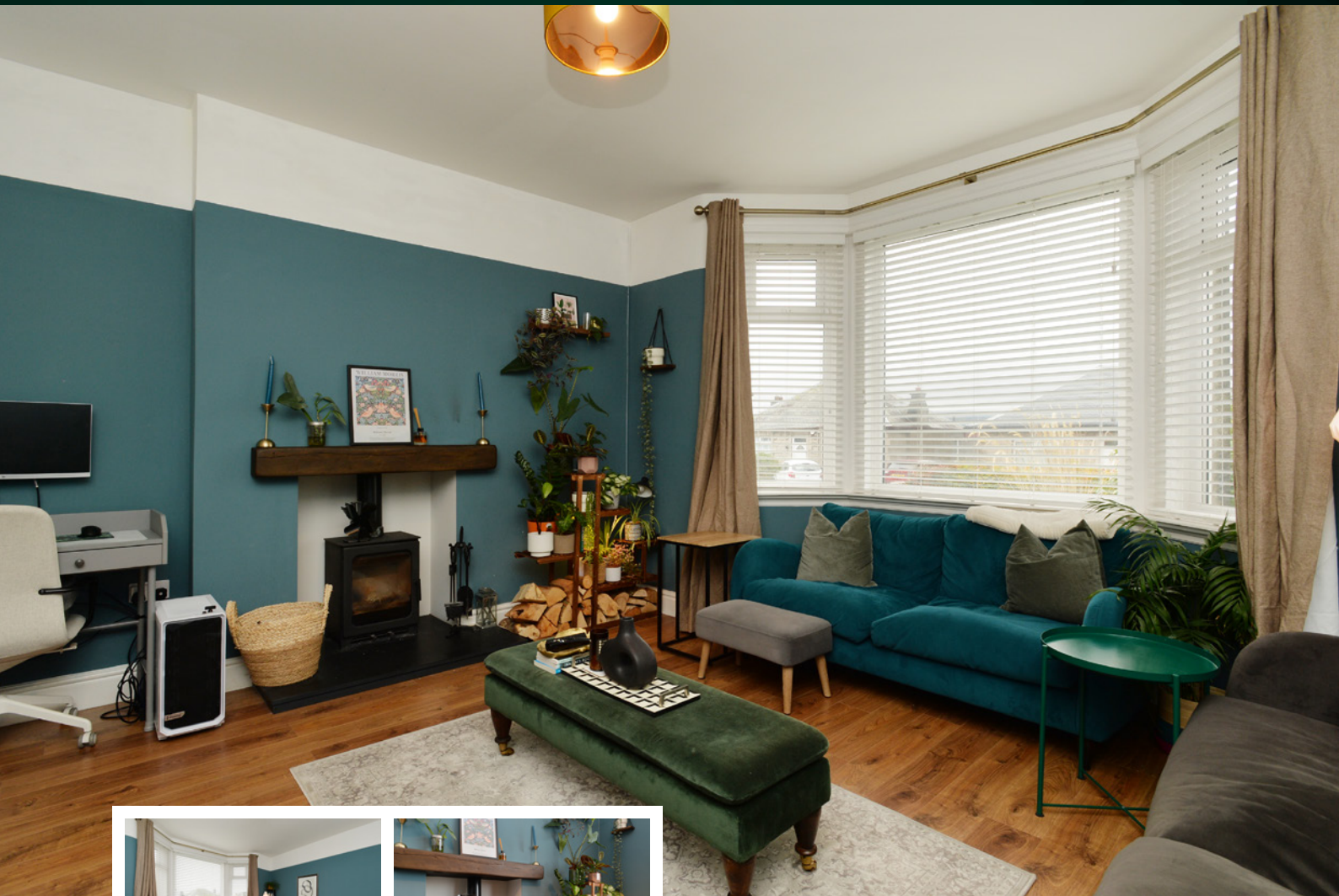


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McEwan Fraser Legal is delighted to present this four-bedroom detached family home in Edinburgh's highly sought-after Corstorphine area of the city. Nestled away, however, not missing out on the excellent connections to the city, airport and local amenities.

THE LIVING ROOM



Inside, the property comprises of:

- The house benefits from two equally proportioned main public rooms, from the generous living room which has a feature log burning fireplace with ample space for freestanding furniture whilst also having a separate dining room which also provides access into the conservatory which creates an additional flexible living space.
- Fully equipped kitchen which is accessed from the hallway and is fitted with stone worktops, electric hob, double fan oven with integrated microwave as well as freestanding white goods.

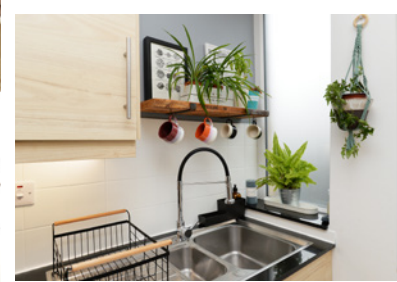
THE DINING ROOM



THE CONSERVATORY



THE KITCHEN



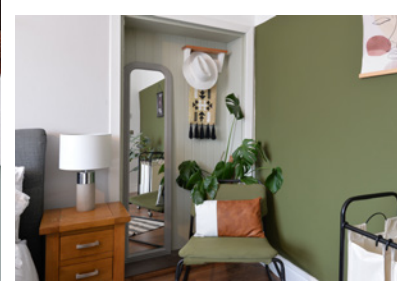
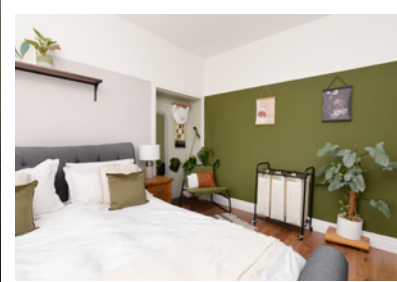
THE BATHROOM



- There are two main facilities in the house from a main three-piece family bathroom on the ground floor to a three-piece shower room on the first floor.
- The house has two generous double bedrooms on the ground floor whilst also benefitting from a further two bedrooms on the first floor. Really making this a perfect family home.



BEDROOM 1



BEDROOM 2



BEDROOMS 3 & 4



THE SHOWER ROOM

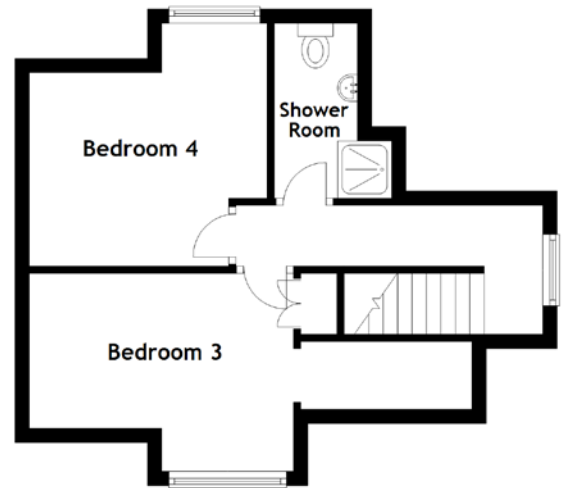
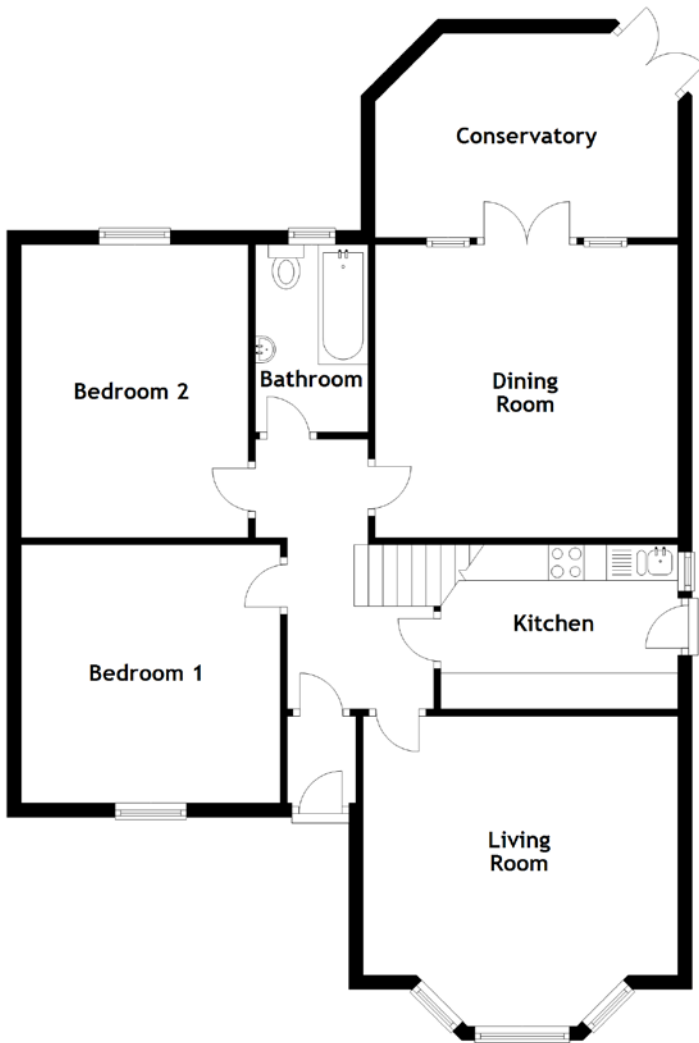


In addition, the property includes free on-street parking, a single driveway for off-street parking, and generous and well-maintained private front and back gardens with a summer house in the rear garden included in the sale. Finally, the house has full double-glazed windows and benefits from wet underfloor heating throughout making this a cosy and cost-effective home, year-round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

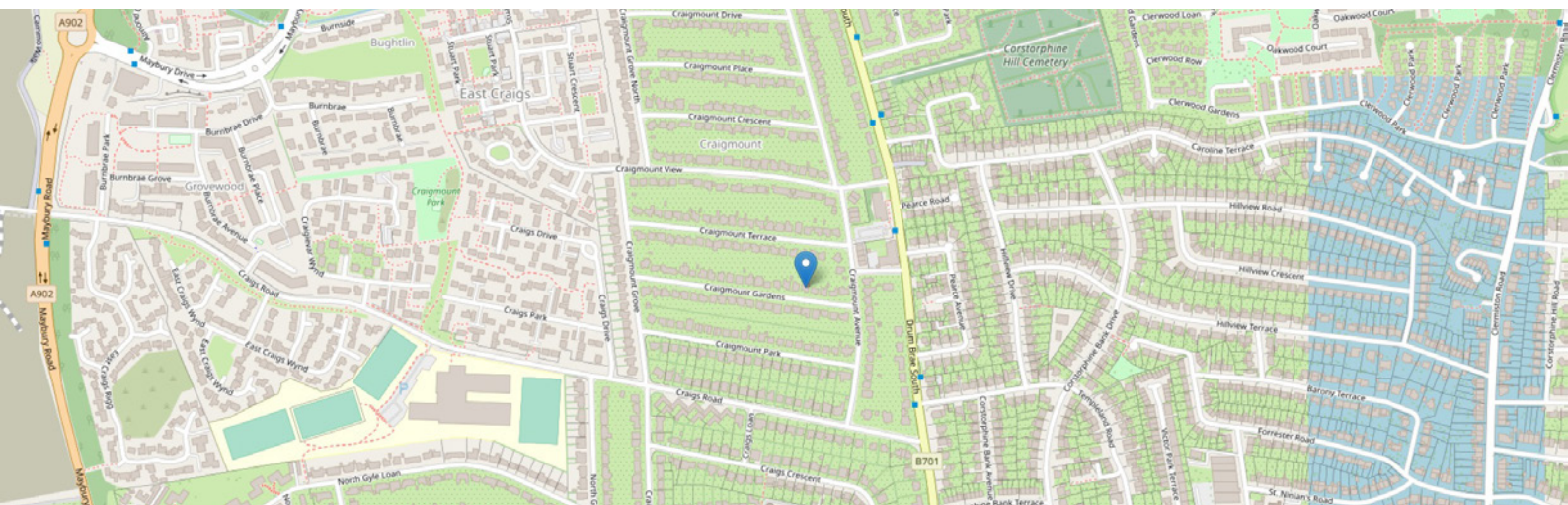


Approximate Dimensions
(Taken from the widest point)

Living Room	4.41m (14'6") x 4.35m (14'3")
Kitchen	3.32m (10'11") x 2.30m (7'7")
Dining Room	4.24m (13'11") x 4.11m (13'6")
Conservatory	4.24m (13'11") x 2.86m (9'5")
Bathroom	2.63m (8'8") x 1.58m (5'2")

Bedroom 1	3.63m (11'11") x 3.62m (11'11")
Bedroom 2	4.11m (13'6") x 3.18m (10'5")
Bedroom 3	3.70m (12'2") x 2.77m (9'1")
Bedroom 4	3.39m (11'2") x 3.33m (10'11")
Shower Room	2.44m (8') x 1.64m (5'5")

Gross internal floor area (m²): 114m²
EPC Rating: D



THE LOCATION

This property is situated in the Corstorphine district of Edinburgh, ideally placed for local shopping, transport, educational and recreational facilities. Local shopping can be found close by at the Gyle Shopping Centre with its major High Street outlets namely Marks & Spencers and Morrisons to name but a few and here you will find everything for all your monthly requirements.





There is an excellent bus services a few minutes from the property which will take you east into the city centre and beyond or heading west to Edinburgh Airport and the outskirts, there is also South Gyle train station which is within easy walking distance of the property. The Edinburgh city bypass is within minutes' drive from the property and provides access to a number of areas within the city and to East Lothian and the A1. The property is also ideally placed for easy access to the M8 and M9 motorway networks.

Local state and private schools are also a short distance from the property as are a wide range of recreational facilities.



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