










Offers Over  
**£365,000**

## 60 Craigmount Avenue North

Corstorphine | Edinburgh | EH12 8DL

Set within a generous plot, this charming chalet-style semi-detached house has been beautifully modernised and offers attractive accommodation in move-in condition.

-  2 Bedrooms
-  2 Reception rooms
-  Modern shower room
-  Front & Rear Gardens
-  Driveway
-  EPC Rating – D
-  Council Tax Band – E



## Description

Enjoying a peaceful and yet convenient location this attractive property is sure to suit a variety of purchasers, from first time buyers to those looking to downsize. The well-proportioned accommodation has been meticulously upgraded by the present owner and is set over two floors. Briefly comprising: entrance porch leading to the hallway with useful built-in storage and utility closet, gorgeous dual aspect open plan reception room, ideal for both relaxing and entertaining on an L-shaped open plan to the recently fitted kitchen with attractive stripped wood floors throughout. The sitting room area has a charming fireplace and attractive feature wall paneling, the dining area has doors to the garden and the kitchen is fitted with an excellent range of wall and base units with the appliances included. A door leads to a useful conservatory providing flexible additional space to the rear. Stairs from the hallway lead to the upper landing where there are two superb sized double bedrooms with far reaching views, the principal bedroom having feature paneling and built-in wardrobes. A bright modern shower room with contemporary white suite and electric instant shower completes the internal accommodation. Benefits on offer include gas central heating and full modern double glazing.



## Extras

All floor coverings, light fittings, curtain poles and integrated appliances will be included in the sale. Other items of furniture and kitchen appliances can be made available through separate negotiation.

## Gardens & Driveway

A generous front garden and gated monoblocked driveway sets the house back from the street, with the garage located to the side of the house offering scope for extension of the property subject to the usual planning and consents. The rear garden is predominantly laid to lawn with decking area and generous flower and shrub borders.

## Viewing

Please contact Neilsons on 0131 625 2222



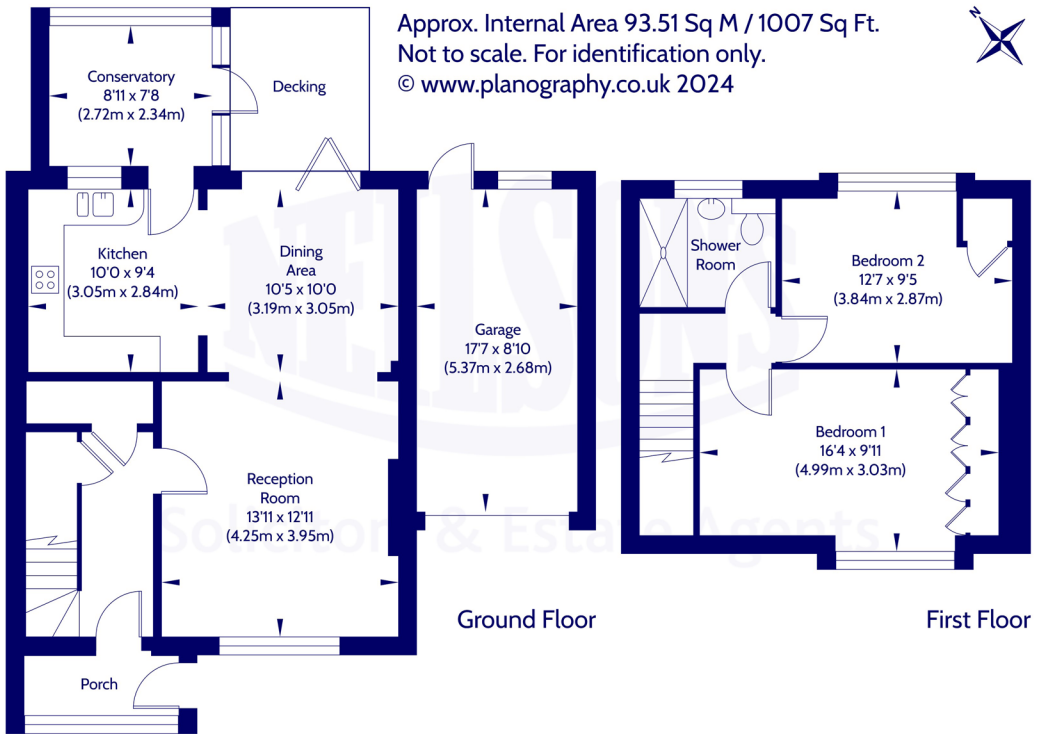




## Location

Craigmount Avenue North is located in the popular suburb of Corstorphine within easy walking distance of an array of local shops and services. Tesco Extra and Lidl supermarkets are nearby with St John's Road offering a further selection of independent shops, cafes, restaurants and takeaways. David Lloyd and Drum Brae leisure centres are both close at hand with the Gyle Park and a choice of walks and cycle routes available in the area. Regular bus services provide swift access in and around the city and by car the city bypass, airport and central motorway network are all within easy reach. Well-regarded schooling is provided from nursery to secondary level within easy walking distance.

Approx. Internal Area 93.51 Sq M / 1007 Sq Ft.  
Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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