

71 CRAIGMOUNT VIEW
CORSTORPHINE, EDINBURGH, EH12 8XX

CURRAN & CO
PROPERTY



71 CRAIGMOUNT VIEW

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OFFERS OVER £190,000



'71 Craigmount View is a unique and beautifully presented one bedroom upper villa, situated within a quiet residential development in highly sought after Corstorphine'

- Quiet Residential Development
- Unique & Rarely Available Upper Villa
- Semi-Open Plan Living Room & Dining Kitchen
- Double Bedroom
- Shower Room
- Gas Central Heating & Double Glazing
- Private Enclosed Garden
- Single Garage



Description

71 Craigmount View is a unique and beautifully presented one bedroom upper villa, situated within a quiet residential development in highly sought after Corstorphine. This rarely available property boasts a private garden and forms part of a detached building with three garages beneath, one of which belongs to this property.

The accommodation, which is of move-in condition throughout, comprises: a short flight of stairs to the hallway with a sizeable storage cupboard off and access to an expansive attic space which has potential to be converted (subject to obtaining permission from local planning authority); generously proportioned living room; dining kitchen with contemporary units, integrated oven, stainless steel extractor hood, ceramic hob, fridge, washing machine and dishwasher; double bedroom with double built-in wardrobes and additional fitted storage and modern fully-tiled shower room with large quadrant shower cubicle and storage fitted

beneath the sink.

Further benefits of this property include gas central heating, double glazing and neutral décor throughout.

Externally there is an enclosed private garden with low-maintenance artificial grass, a single garage to the rear of the property and ample parking.

Extras

Extras to be included in the sale are all carpets and floor coverings, curtains and blinds, and integrated kitchen appliances.

EPC Rating

This energy efficiency rating for this property is band D.

Council Tax

This property is subject to council tax band C.

Location

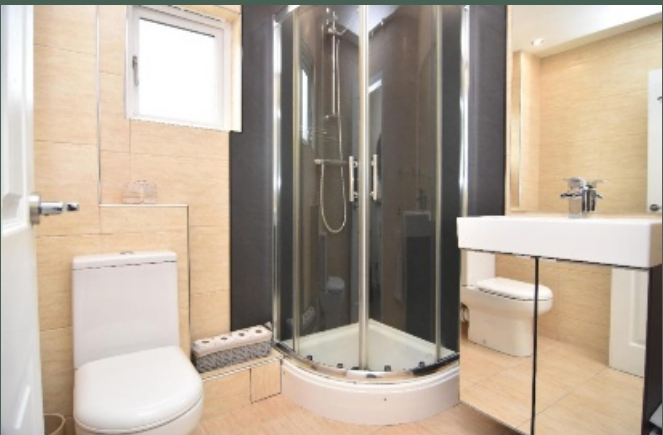
Located approximately three miles west of

Edinburgh's city centre, Corstorphine is a thriving community with a comprehensive range of amenities to cater for everyday requirements. Independent shops, banks, cafes, a post office, and a Tesco supermarket are available in the local area, with more extensive shopping outlets available at nearby Gyle Shopping Centre which boasts a Morrisons supermarket and M&S. For leisure and recreational pursuits, a choice of parks, golf courses and the wide-open spaces of Corstorphine Hill are all close at hand as well as David Lloyd and Drum Brae leisure centres. Schooling is well represented locally from nursery to senior level. Regular public transport links provide easy access to the city centre. The area is particularly well placed for access to the city bypass which connects to the A1, M8/M9, Edinburgh International Airport and the Queensferry Crossing.

Viewing

Viewing is by appointment. Please contact our office to arrange.







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Edinburgh
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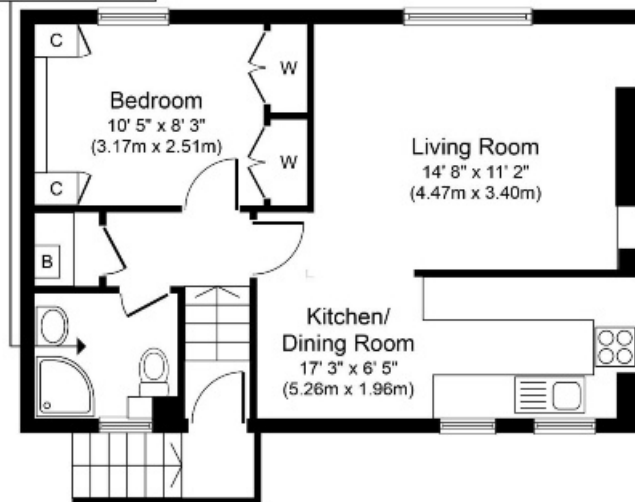
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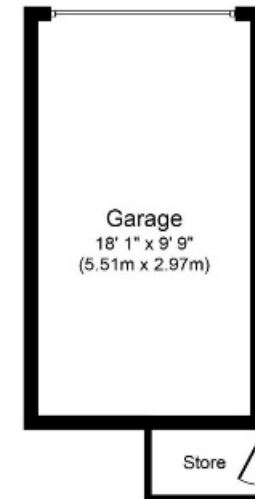
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Shower Room
6' 4" x 5' 8"
(1.93m x 1.73m)



Approximate Floor Area
519 sq. ft.
(48.2 sq. m.)



Garage
Approximate Floor Area
190 sq. ft.
(17.6 sq. m.)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.