

40 WEST CRAIGS AVENUE
CORSTORPHINE, EDINBURGH, EH12 8LZ

CURRAN & CO
PROPERTY



40 WEST CRAIGS AVENUE
CORSTORPHINE, EDINBURGH, EH12 8LZ

OFFERS OVER £475,000



'Occupying an expansive corner plot, 40 West Craigs Avenue is a beautifully presented and exceptionally spacious detached house'

- Detached Family Sized House
- Living Room with Dining Area
- Breakfasting Kitchen
- Three Double Bedrooms
- Contemporary Shower Room
- Gas Central Heating & Double Glazing
- Driveway & Garage
- Expansive Front, Side & Rear Gardens



Description

40 West Craigs Avenue is a beautifully presented and exceptionally spacious three bedroom detached house, occupying an expansive corner plot within a quiet cul-de-sac. Set across two floors, the property boasts a drive-way, garage and sizeable wraparound gardens, allowing for the potential to extend (subject to obtaining local planning authority consent) whilst retaining ample garden space.

The family-sized accommodation comprises: entrance vestibule; hallway with under-stair storage cupboard; generously proportioned living room with gas fire with marble surround and solid wood mantle; dining area with patio doors opening to the rear garden; modern, well-equipped breakfasting kitchen with base

and wall-mounted units, integrated dishwasher, electric double oven, ceramic hob, stainless steel extractor hood and service hatch opening to the dining area; double bedroom 3 with storage cupboard; contemporary, fully-tiled shower room with walk-in glass shower enclosure, underfloor heating, heated towel-rail, fitted storage and LED mirror; carpeted stair leading to the first floor landing with access to eaves storage; double bedroom one with sizeable fitted mirrored wardrobes; and double bedroom two with storage cupboards and beautiful views as far as The Pentland Hills.

Externally there is a gated driveway leading to the garage, gravelled front garden with mature shrubbery, paved path leading to the front door and a side garden laid to lawn. The secluded rear

garden features a sizeable lawn, suntrap patio area and garden shed.

Extras

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

EPC Rating

The energy efficiency rating for this property is band D.

Council Tax

This property is subject to council tax band F.

Viewing

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





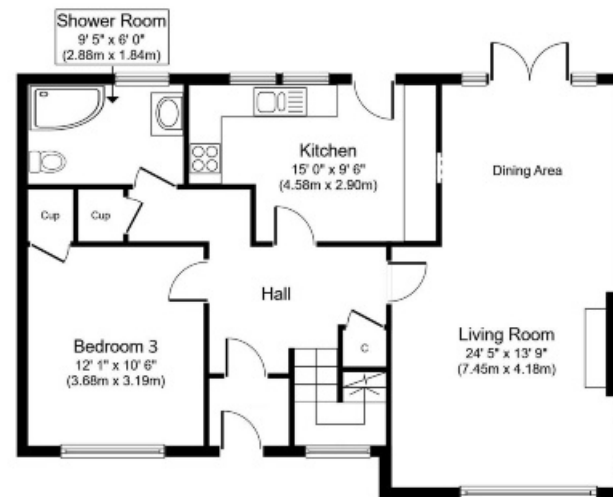
CURRAN & CO PROPERTY

33 Roseburn Terrace
Edinburgh
EH12 5NQ

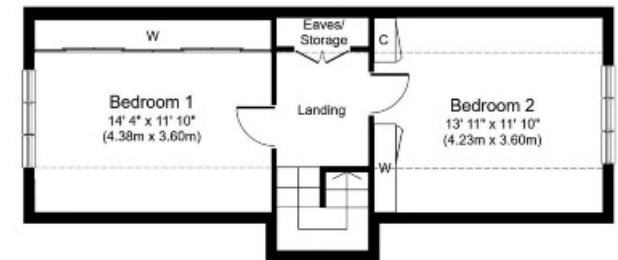
T 0131 259 9177

E info@curranandcoproperty.co.uk

W www.curranandcoproperty.co.uk



Ground Floor
Approximate Floor Area
817 sq. ft.
(75.9 sq. m.)



First Floor
Approximate Floor Area
420 sq. ft.
(39.1 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.