

31 WEST CRAIGS CRESCENT
CORSTORPHINE, EDINBURGH, EH12 8NA

CURRAN & CO
PROPERTY



31 WEST CRAIGS CRESCENT
CORSTORPHINE, EDINBURGH, EH12 8NA

OFFERS OVER £325,000



'Situated on a quiet residential street, 31 West Craigs Crescent is a bright and exceptionally spacious semi-detached house which boasts a sizeable South facing rear garden and beautiful views'

- Spacious Living Room
- Dining Room
- Modern Kitchen & Utility Room
- Three Bedrooms
- Shower Room & WC/Cloakroom
- Gas Central Heating & Double Glazing
- Front & Rear Gardens
- Driveway & Single Garage



Description

Situated on a quiet residential street, 31 West Craigs Crescent is a well-presented, bright and exceptionally spacious three bedroom semi-detached house which boasts a sizeable South facing rear garden and beautiful views of the Pentland Hills.

The family-sized accommodation comprises: entrance hall with WC/Cloakroom; generously-proportioned living room with feature gas fire and sliding glass doors opening into the dining room which features patio doors opening to the rear garden; modern, well-equipped kitchen with base and wall-mounted units, integrated stainless steel gas hob, wall-mounted oven and microwave; useful utility room with free-standing fridge/freezer, dishwasher, washing

machine and tumble drier, and access to the side path; stair to sizeable upper landing with access to the attic space; double bedroom 1 with fitted mirrored wardrobes and large window showcasing the stunning views; double bedroom 2 with fitted storage; single bedroom 3 with fitted storage; and contemporary shower room with walk-in shower enclosure, vanity unit with fitted storage and heated chrome towel-rail. Further benefits of this property include gas central heating and double glazing throughout.

To the front of the property there is a Monoblock driveway with ample space for two cars, a single garage and a paved front garden with raised flower bed. A gated path to the side of the house leads to the expansive, South-facing and secluded rear garden which is laid to lawn

with mature borders, rockery and patio area with built-in barbeque.

Extras

Extras to be included in the sale are carpets and floor coverings, 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 E.

Viewing

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





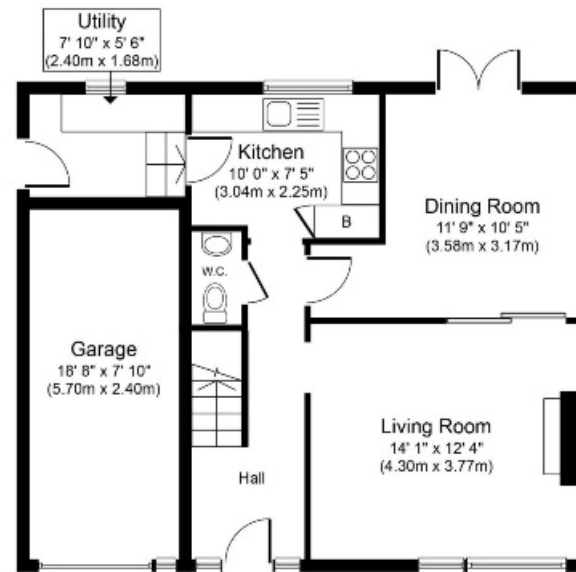
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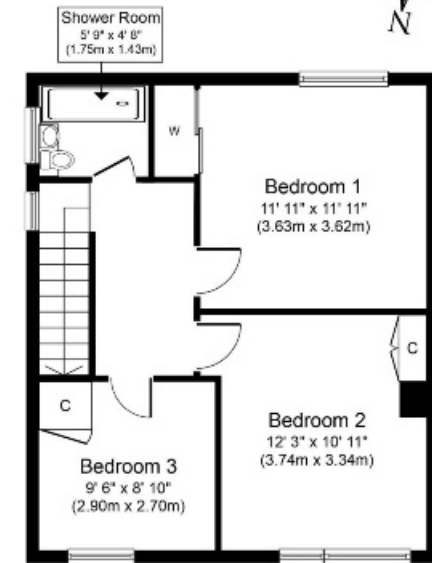
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Ground Floor
Approximate Floor Area
707 sq. ft.
(65.7 sq. m.)



First Floor
Approximate Floor Area
498 sq. ft.
(46.3 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.