



19 Craigievar Square  
CORSTORPHINE | EDINBURGH | EH12 8YP

  
**warners**  
solicitors & estate agents





## 19 Craigievar Square

CORSTORPHINE | EDINBURGH | EH12 8YP

Nestled in a quiet cul-de-sac in the heart of Corstorphine, moments from excellent amenities, quick transport links and vast open green spaces is this spacious main door lower villa.

Boasting a private garden with a shared footpath, an allocated parking space and fresh decoration this property would make an ideal first time buy in a highly sought-after location. The accommodation comprises a welcoming entrance hallway, bright lounge, a contemporary kitchen with attractive units, large double bedroom with built-in mirrored wardrobes and the flat is completed by a stylish shower room.

Externally the private garden gets a high degree of sun and is ideal for those looking for a low maintenance space for al fresco entertaining.

- Main door lower villa
- Allocated parking space
- Private rear garden with shared footpath
- Welcoming hallway
- Bright lounge
- Contemporary kitchen
- Large double bedroom
- Stylish shower room
- Quiet, yet well-connected location
- Moments from excellent amenities

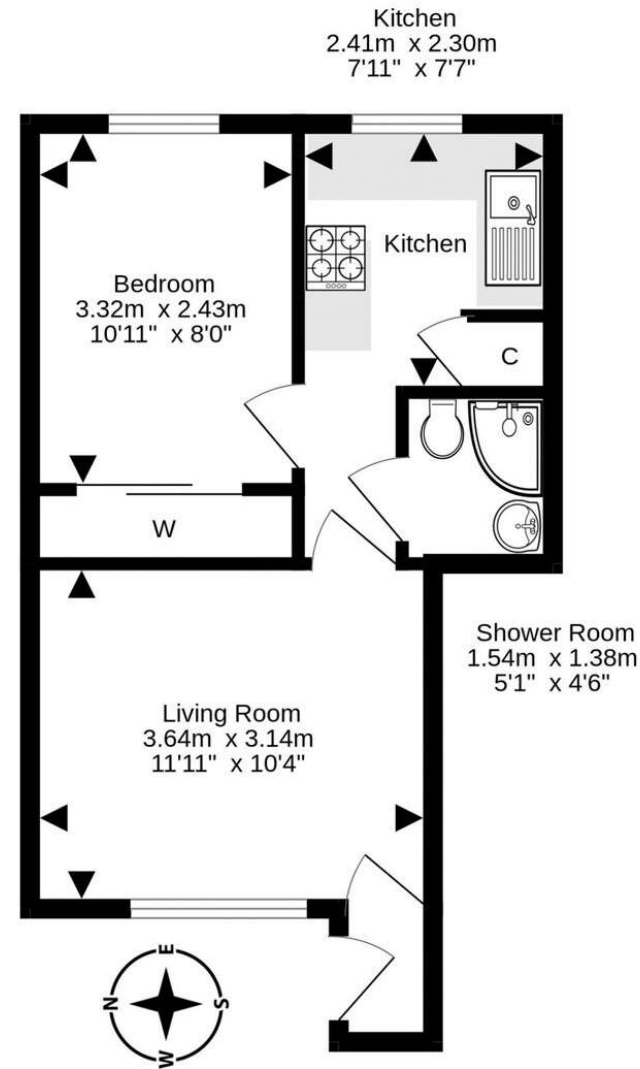
Extras include: Cooker, washing machine, and net curtains. No warranty will be provided for above appliances. EPC Band D.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Offering a wealth of amenities on the doorstep, Corstorphine thoroughly deserves its reputation as one of the most desirable and well-connected residential areas. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, Sainsbury's and Scotmid. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors.

For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
Made with Metropix ©2023