



Offers Over
£640,000

32 East Craigs Wynd

Corstorphine | Edinburgh | EH12 8HJ

Neilsons are delighted to offer on to the market this impressive double fronted detached villa, which forms part of an exclusive modern development, located in the capitals desirable Corstorphine area. Perfectly suited to the growing family, the house rests on a generous plot commanding spectacular south facing views and offers excellent potential to extend, subject to obtaining the necessary consents.

-  5 bedrooms
-  3 public room
-  3 bathrooms
-  Driveway and double garage
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band- G



Description

The internal accommodation is in immaculate move-in order and briefly comprises: welcoming hallway with stair to the upper level, bright and spacious bay fronted reception room with carpeted floor, coving to ceiling and focal fireplace, dining room with doors leading directly out to the rear garden, dining kitchen fitted with an excellent assortment of high quality base and wall mounted units, a variety of integrated appliances and tiling to floor/splash areas, utility room with built-in storage cupboard, highly versatile family room/fifth bedroom which would also work well as a home office, good sized principal bedroom with focal bay window, fitted wardrobes and en-suite shower room, second spacious bedroom also with en-suite, two further double bedrooms, study, and family bathroom with three piece white suite and tiling to floor/splash areas.



Extras

All floor coverings, light fittings, white goods and integrated appliances will be included.

Gardens, Garage & Driveway

The property rests on a substantial plot of garden ground, comprising areas of lawn and timber decking. A blank canvass for the green fingered the gardens are bursting with potential and as previously mentioned have ample space to allow for development, without compromising the feeling of space. The rear gardens offer impressive panoramic views towards the Pentlands and enjoys high volumes of natural light. An extensive driveway and detached double garage provide excellent off-street parking for numerous vehicles.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

The property is located in the highly sought after Corstorphine area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre. Excellent shopping facilities can be found close by which include a large Tesco along with a good selection of local shops, banks, beauty salons and restaurants. The property is also conveniently positioned to take advantage of the excellent commuter links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. A frequent bus and tram service provides quick and easy access into the City Centre, Edinburgh Airport and surrounding areas. Excellent schooling is available close by from nursery to secondary education.



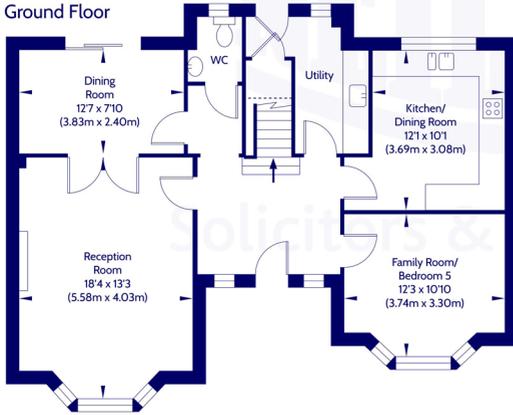
Approx. Internal Area 155.25 Sq M / 1671 Sq Ft.

Not to scale. For identification only.

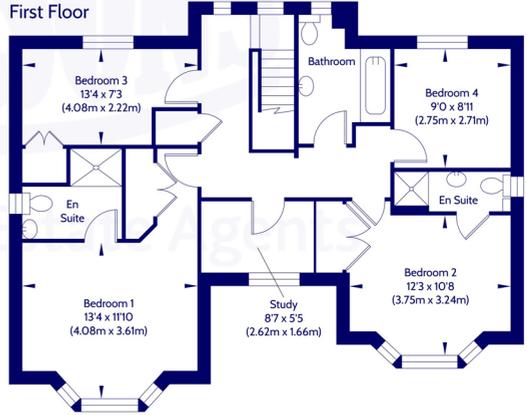
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Ground Floor



First Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

