



*This three-bedroom semi-detached house enjoys a peaceful setting on an established residential development*



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McEwan Fraser is delighted to present this three-bedroom semi-detached house to the market. The property enjoys a peaceful setting on an established residential development, quietly tucked away in the highly sought-after East Craigs area of the city, with close links to several major motorways, Edinburgh International Airport and bus / tram links in to Edinburgh's City Centre and beyond. The property is well presented internally and enjoys a south-facing garden. Benefits include gas central heating, double glazing, a garage, external boiler cupboard and a driveway.

# THE LIVING ROOM



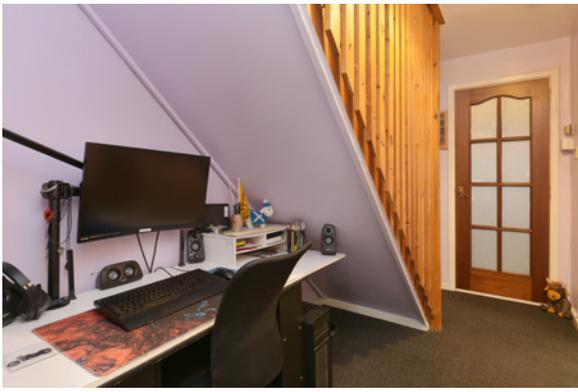
The property sits behind a low-maintenance garden bordered by a wooden fence. As you enter the property, a central hallway gives access to the kitchen, living room, and a ground-floor WC. The living room is a generous space which overlooks the south-facing garden and enjoys excellent levels of natural light. There is plenty of space for a variety of different furniture layouts which will give a new owner plenty of flexibility to create their ideal entertaining space.

# THE KITCHEN



The kitchen has an ample range of base and wall-mounted units which are set against a tiled splashback and supported by a handy breakfast bar, plus ample room for a kitchen table. A gas hob and an electric oven are integrated and further space is provided for freestanding appliances (Please note, free-standing white goods will not be left in the property).





Climbing the stairs, the first-floor landing gives access to all three bedrooms, a modern shower room and a large attic space for extra storage. Bedroom one is a spacious double with an integrated wardrobe and plenty of space for a full suite of bedroom furniture. Bedroom two is a further double bedroom with an integrated wardrobe. Bedroom three is a generous single which could be readily utilised as a nursery or a home office. Internal accommodation is completed by a large shower room which has natural light and a white suite.

# THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3

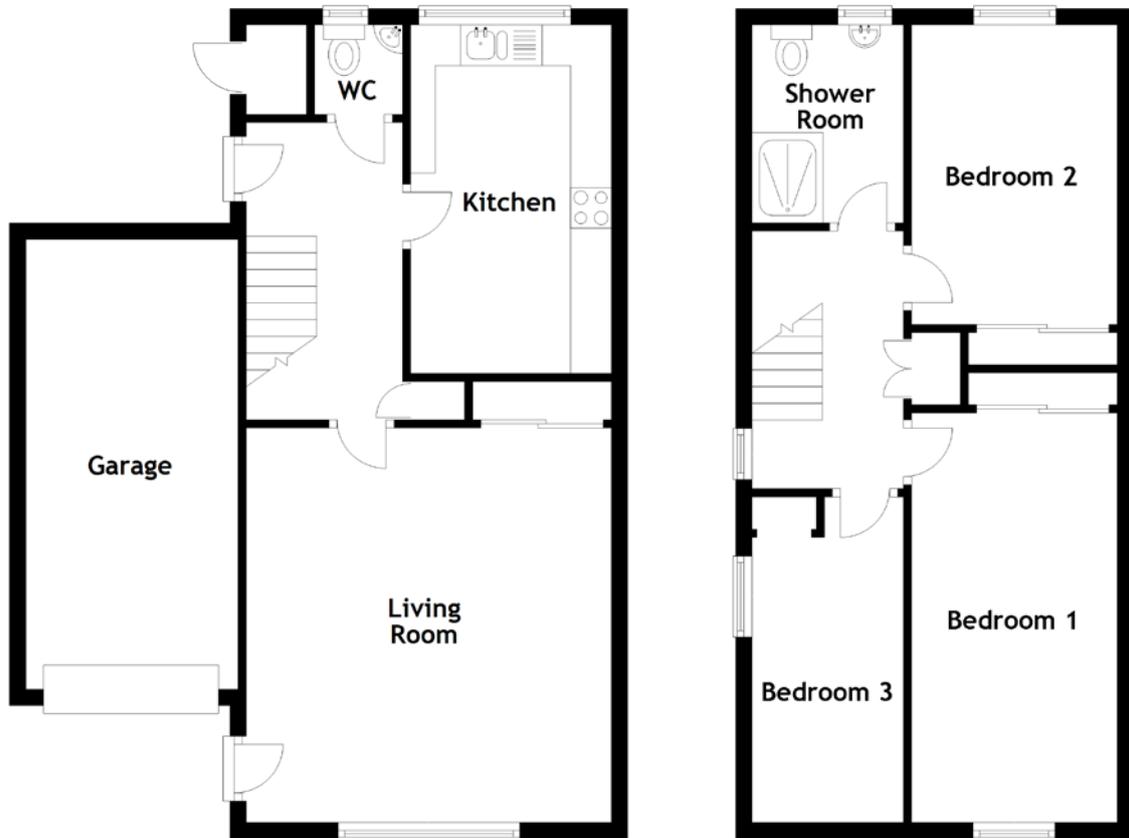


The garden is south-facing and well-landscaped. There is a generous patio for entertaining and a mature lawn. To one side a monoblocked driveway leads to a large single garage.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

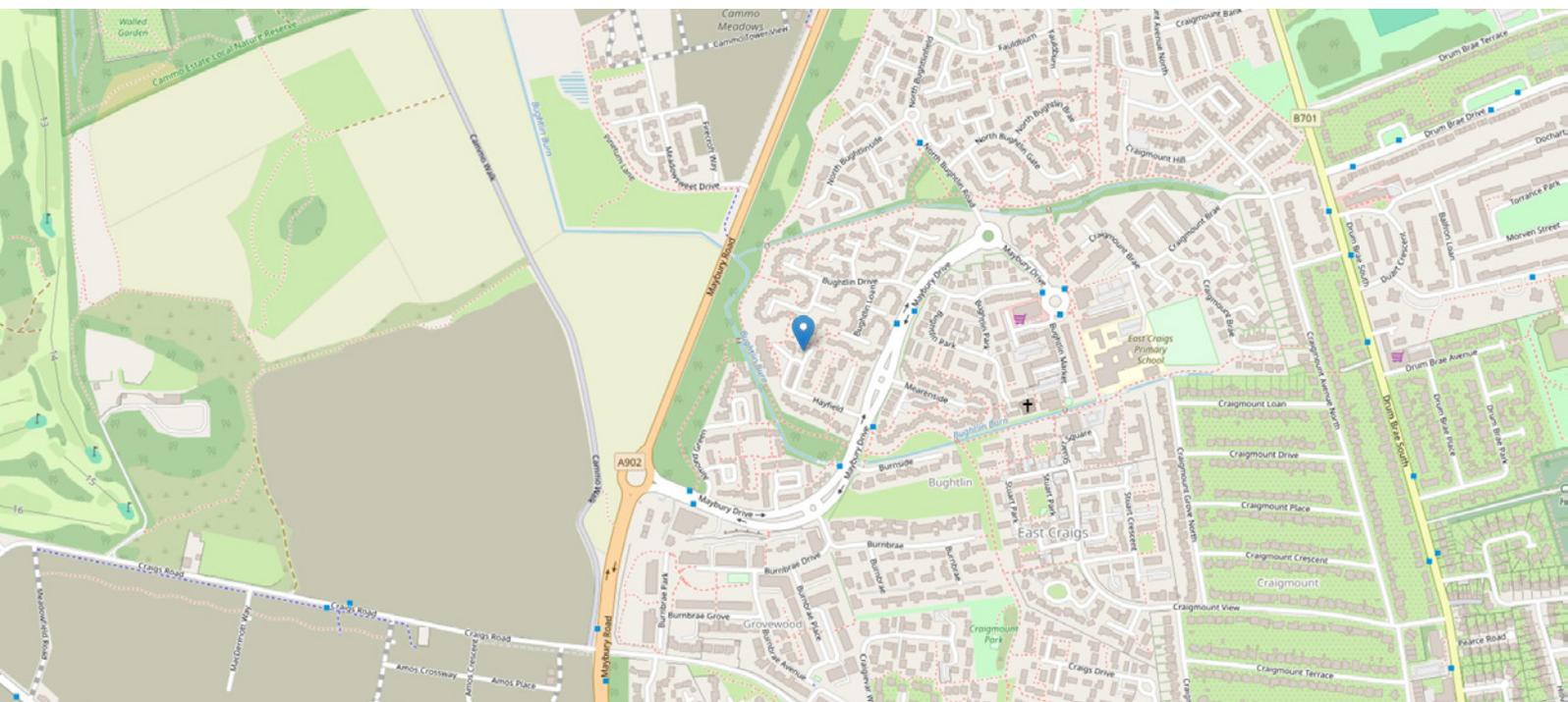


Approximate Dimensions  
(Taken from the widest point)

Living Room	4.86m (15'11") x 4.47m (14'8")
Kitchen	4.29m (14'1") x 2.46m (8'1")
WC	1.10m (3'8") x 1.08m (3'6")
Shower Room	2.44m (8') x 1.85m (6'1")

Bedroom 1	5.04m (16'7") x 2.52m (8'3")
Bedroom 2	3.69m (12'1") x 2.49m (8'2")
Bedroom 3	4.01m (13'2") x 1.85m (6'1")
Garage	5.54m (18'2") x 2.60m (8'6")

Gross internal floor area (m<sup>2</sup>): 90m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

East Craigs is a popular residential area which lies to the west of the city centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets to be found at the Gyle complex, with Hermiston Gait just a little further afield.





There are also numerous leisure and recreational facilities in the area, with a wider range of facilities to be found at adjoining Corstorphine. Schooling is well represented from nursery to senior level. Regular public transport services operate in Edinburgh, and the main commuting routes, including the M8, M9, Queensferry Crossing, Edinburgh City Bypass and Edinburgh International Airport, are also easily accessible.



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