



159 CRAIGMOUNT BRAE, EH12 8XW

District: Craigmount

House Type: Semi Detached Villa

Price: Offers Over £280,000

**RAE, REID &
STEPHEN W.S.**

In our opinion this is something of a gem of a house, tucked quietly into a neat pleasant cul de sac just off Craigmount Avenue North. Coming onto the market for the first time in well over 20 years, it's a house that has been very well maintained and there has been some redecoration undertaken and some new carpets fitted to present it at its best. It has a lovely private sunny back garden where you can enjoy balmy summer days and de-stress without having to do much strenuous garden work. The accommodation comprises:

LOUNGE/DINING ROOM, FITTED KITCHEN, CONSERVATORY/HOME OFFICE, TWO GOOD SIZED DOUBLE BEDROOMS, BATHROOM

The house has Gas Central Heating fired by a combi boiler and it is Double Glazed. All carpets, blinds and curtains are included in the sale. There is a single Garage with a short driveway in front for off street parking.

For those with schools in mind East Craigs Primary is close by, with Craigmount High being the nearest for secondary. Bus-wise, the terminus for the number 31 is nearby – this bus goes into the city centre via Glasgow, St Johns and Corstorphine Roads and via Haymarket. You also get a selection of buses into and out of the city and to the airport nearby on Drum Brae South. If you head north you get to Queensferry Road. There is a good selection of 'local' shops close by and by car within a close radius you can find the Gyle Shopping Centre or a large Tesco and Lidl.

Viewing – by Appointment, please call 07845 705095 / 07562 322818

Accommodation **159 Craigmount Brae**
As you walk up past the garage you will find the front door tucked in off its own little 'yard'

Hallway

As you come in the front door the hallway opens out a little. There is a fitted cupboard which houses all the



meters and so forth. Access to the Lounge and the Kitchen. There is also a very useful understairs 'glory hole'

Lounge/Dining Room
6m22 x 2m92

A lovely bright room, this encompasses the full depth of the house and at the rear you have patio doors that lead out to the Conservatory and then on to the garden. There is an attractive stone effect electric fire as a focal point. Marbled grey carpet. Blinds. From the Dining Area a wooden and glass panelled door leads into the Kitchen.

Conservatory
3m20 x 2m62

This room could multi task by being a home office or a kids playroom as well as being a relaxing space. Wooden floor.

Kitchen
3m73 x 3m15

This is a good sized room which has been well thought out in terms of its layout and design. There are more than enough cupboards and work surface space giving you plenty scope.. A large window looks out to the back garden and a door leads out to one of the patio areas. Smart grey walls. Tiled flooring. Note that the appliances are not in the first flush of youth and no guarantees are given as to their status.



Bathroom

With a white suite augmented by a mixer shower at one end of the bath. Glass shower screen, blinds. Mirror included. Varnished wooden floor.

Bedroom One

4m32 x 3m23

Again blessed by a large window giving lots of natural light, this has a pleasant outlook. Small traditional fitted wardrobe. New beige carpet, cream linen curtains

Bedroom Two

3m73 x 2m49

This is another generously sized room – all to often the second bedroom barely scrapes by as a double. Two large fitted wardrobes with sliding mirrored doors and a fitted vanity/desk area under the one coombed wall. New carpet matching that of bedroom one, soft hued neutral walls. Open view over next door's garden.

There is a good storage cupboard off the upper hallway.

Garage 5m28 x 2m59

Guidance Note

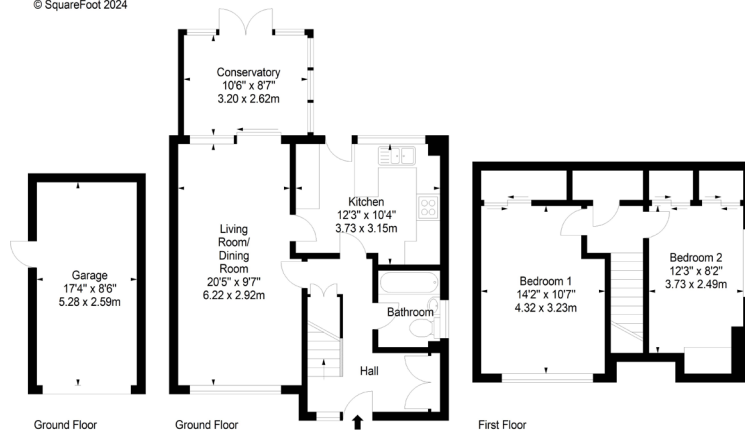
There is an annual service charge of £65 which covers the grass cutting and general garden maintenance of the 'common' areas



Craigmount Brae,
Edinburgh,
Midlothian, EH12 8XW



Approx. Gross Internal Area
945 Sq Ft - 87.79 Sq M
Garage
Approx. Gross Internal Area
147 Sq Ft - 13.66 Sq M
For identification only. Not to scale.
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