



Offers Over

£595,000

'St Clair' 27 Craigmount Park

Corstorphine | Edinburgh | EH12 8EF

With generous room sizes, scenic views of the Pentland Hills and a south-facing garden, this superb extended detached bungalow offers excellent family accommodation in ever-popular Corstorphine, close to superb amenities, transport links and well-regarded schools.

-  4 bedrooms
-  2 public rooms
-  2 bathrooms
-  Private gardens
-  Garage Driveway
-  EPC Rating – C
-  Council Tax Band – G



Description

Quietly situated on a residential street, this delightful property provides the ideal family home, with well-proportioned space, attractively decorated to blend comfort and style and providing the perfect setting for both family life and entertaining. The sociable heart of the home is undoubtedly the superb extended dining kitchen with south facing views over the garden. This generous and flexible space has bifold doors opening to a decking area ideal for al fresco dining and barbeques in the warmer months, and a large oriel window provides a cosy window seat, perfect for relaxing when the weather is less favourable. The kitchen area is fitted with an excellent range of wall and base units with quartz worksurfaces and breakfasting bar, integrated dishwasher and washing machine with the range cooker and American fridge freezer also included in the sale. The impressive reception room is also to the rear, a charming, grown-up space with log burner, wood flooring and Edinburgh press with French doors opening to another deck, providing the perfect setting for an aperitif. There are two large double bedrooms and a family bathroom on the ground floor with stairs rising from the hallway to the first floor where there are two further bedrooms, both with dormer bay windows and a shower room with modern white suite. Benefits on offer include ample built-in storage throughout the home, gas central heating and full modern double glazing.



Extras

All fitted floor coverings, light fittings with the exception of the chandelier over the dining table, window blinds, the aforementioned kitchen appliances and white goods, tumble dryer in the garage and the two garden sheds are to be included in the sale.

Gardens, Garage & Driveway

A particular feature of this home is the large south facing garden to the rear, which has lawn and decking areas, raised flower and shrub borders and two useful storage sheds. The front garden has been attractively landscaped with lawn area and pebble chipped driveway with a central monoblock path leading to the front door. The driveway leads to the single garage which has up and over door to the front with a pedestrian door connecting to the garden to the rear, power and light.

Viewing

By appointment telephone Neilsons 0131 625 2222.





Location

The property is located in the popular suburb of Corstorphine within easy walking distance of an array of local shops and services. Tesco Extra and Lidl supermarkets are nearby with St John's Road offering a further selection of independent shops, cafes, restaurants and takeaways. David Lloyd and Drum Brae leisure centres are both close at hand with the Gyle Park and a choice of walks and cycle routes available in the area. Regular bus services provide swift access in and around the city and by car the city bypass, airport and central motorway network are all within easy reach. Well-regarded schooling is provided from nursery to secondary level within easy walking distance.



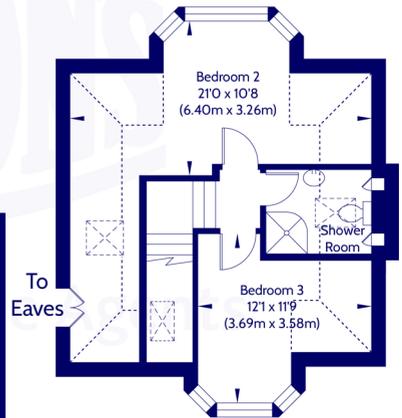
Approx. Internal Area 150.43 Sq M / 1619 Sq Ft.
Not to scale. For identification only.
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Ground Floor



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.



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