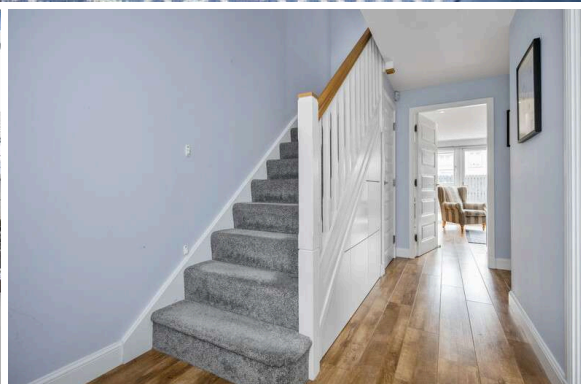




15 Craw Yard Drive  
SOUTH GYLE | EDINBURGH | EH12 9LU

  
**warners**  
solicitors & estate agents





## 15 Craw Yard Drive

SOUTH GYLE | EDINBURGH | EH12 9LU

Nestled in the heart of a modern, manicured estate in South Gyle, moments from excellent amenities, quick bus and rail links and major business hubs is this immaculately presented end terrace townhouse.

Set over three floors the accommodation on the ground level comprises a welcoming entrance hallway with two deep storage cupboards, a bright South facing lounge with generous dining space, a contemporary kitchen with attractive units and the floor is completed by a useful W/C compartment. Following up a carpeted staircase the first level enjoys two spacious double bedrooms (both with built-in wardrobes) and a stylish bathroom with bath and separate shower and the top level boasts a grand master bedroom with built-in wardrobe, large Velux windows that flood the room with an abundance of natural light. and an elegant en-suite shower room. Externally the fully enclosed rear garden has artificial turf and a decked area ideal for al fresco dining.

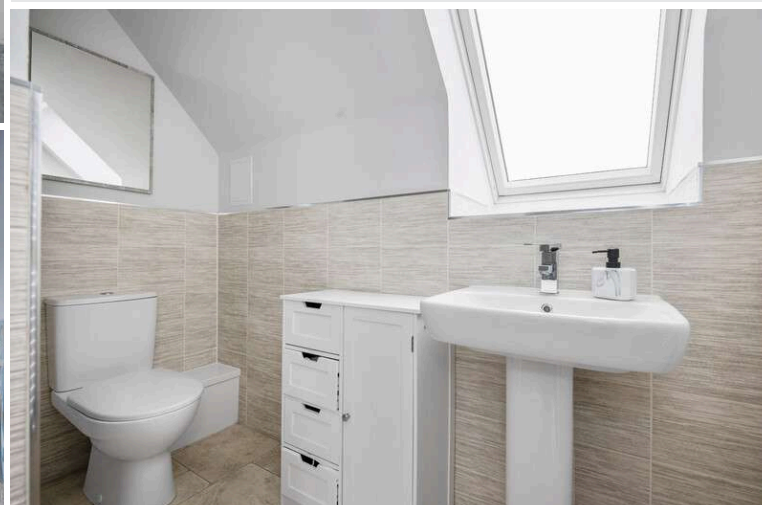
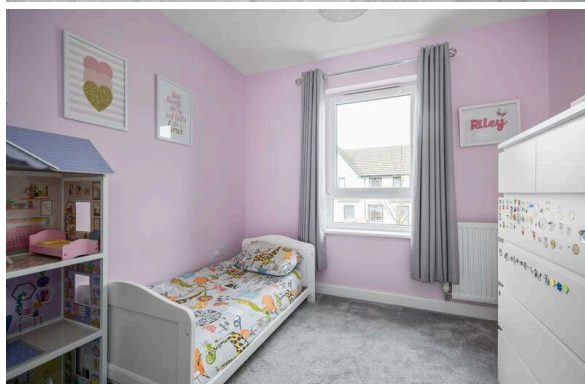
- Immaculate townhouse
- Private garden
- Allocated parking space
- Bright lounge
- Contemporary kitchen
- Three double bedrooms
- Two bathrooms and a W/C

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

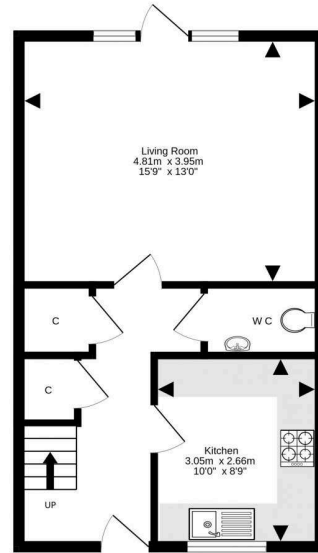


All curtains , blinds and ceilings light fittings to be included in this sale. EPC rating B

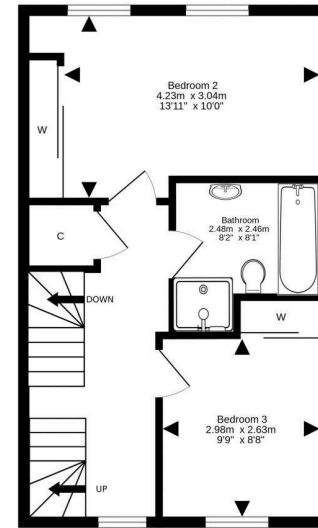
The property is located in the highly regarded South Gyle area of Edinburgh, which lies to the north of the city centre. The house is beautifully positioned to take advantage of an excellent range of amenities to be found at the nearby Gyle complex. Further shops, banks, buildings societies and postal services can be found at adjoining Corstorphine, with Hermiston Gait just a short drive away. The property is also well positioned for those working at the Edinburgh Business Park and the Royal Bank of Scotland Headquarters at Gogar. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport, South Gyle has its own railway station.



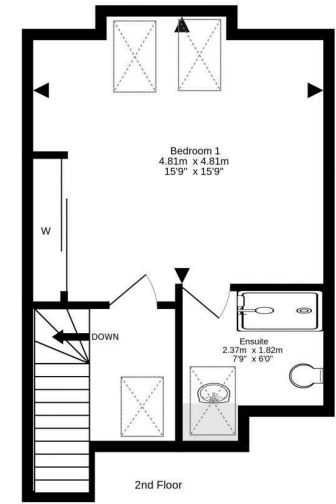




Ground Floor



1st Floor



2nd Floor



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.  
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