



79 East Craigs Rigg, Edinburgh, EH12 8JA

www.mcdougallmcqueen.co.uk



Welcome to East Craigs Rigg, this substantial four bedroom detached villa arranged over two floors offers bright, spacious and flexible family accommodation, boasting a sunny garden room, gardens to the front and rear along with a detached double garage and driveway. The property forms part of an established, exclusive residential development located in the sought-after Corstorphine area of Edinburgh, close to an abundance of local amenities, schooling and swift transport links. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway.
- Living room with windows to the front and rear, feature fireplace with gas fire inset.
- Open plan kitchen/family room with a good range of wall and base units along with integrated appliances, door accesses rear garden.
- Downstairs cloaks comprising WC, wash hand basin.
- Garden room offers direct access to the rear garden.
- Master bedroom front facing with two sets of built in wardrobes, en-suite shower room.
- Rear facing double bedroom with built in wardrobes.
- Front facing double bedroom with built in wardrobes.
- Fourth bedroom rear facing with a useful storage cupboard.
- Stylish family bathroom comprising WC, wash hand basin, vanity storage, bath with shower over, ladder radiator.
- Gas central heating and double glazing throughout.
- Double garage with electric door.
- Driveway and gardens to the front.
- Beautiful enclosed rear garden with patio areas.



Location

East Craigs Rigg is a modern development to the West of Edinburgh's city centre. The area affords excellent transport links to the A720 Edinburgh City By-pass, A90 towards the North and M8/M9 motorway connections. Edinburgh Airport is also within easy reach, being just a 10 minute drive from the development. The area is well served with a host of amenities including the Gyle Shopping Centre which is around a short drive from the property and offers a host of retail outlets plus a Marks & Spencer Food Hall and Morrisons Supermarket. Schooling at both primary and secondary levels are easily accessible

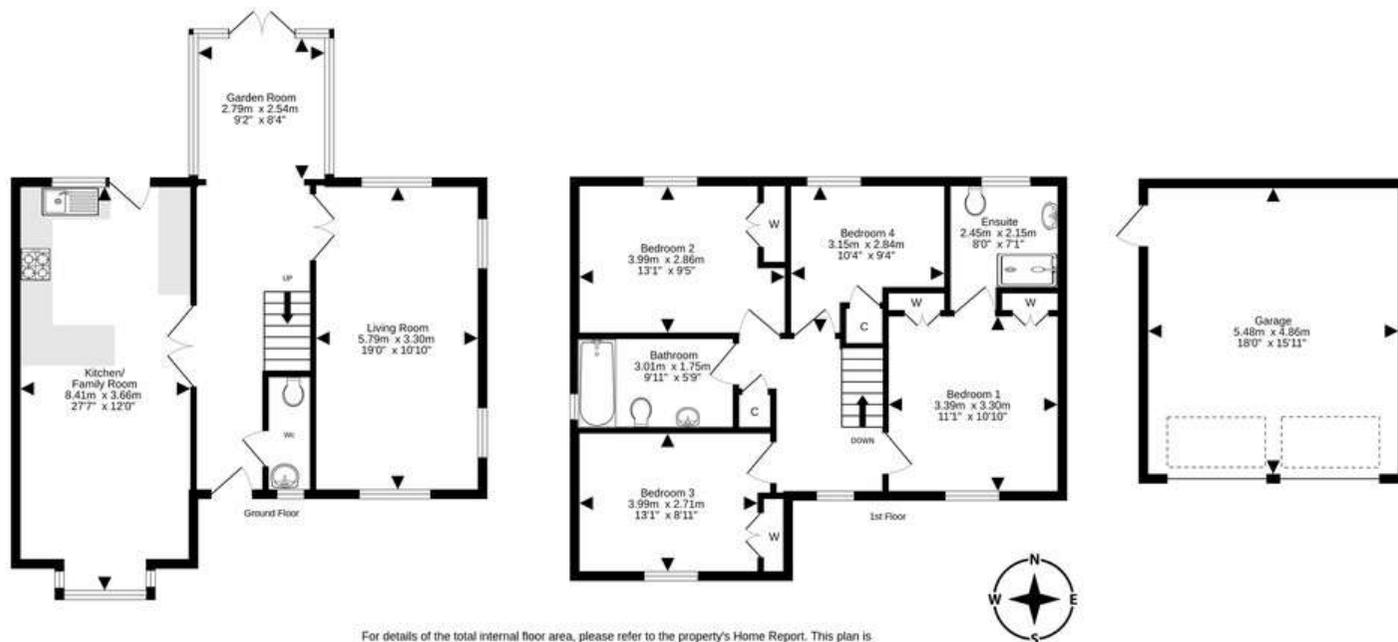
Extras

Included in the sale are the integrated kitchen appliances, fixtures & fittings and blinds.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



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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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

