

# 27 Craigmount Bank

EDINBURGH, EH4 8HQ



*Spacious Four Bedroom Detached Family Home  
In The Craigmount Area of Edinburgh*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this spacious four-bedroom detached family home, having been well cared for by the current owner.

# THE LIVING ROOM



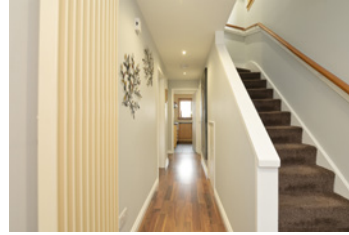
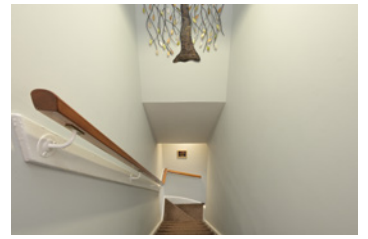
Inside, the property comprises:

- Fully equipped kitchen/dining room with lovely views across the Firth of Forth to the Kingdom of Fife and provides an excellent family space. The kitchen is equipped with an integrated hob, fan oven, dishwasher, fridge, freezer and benefits from a spacious pantry cupboard in addition to the kitchen cabinet storage.
- Spacious living area which is flooded with natural light from the large window and offers ample space for various furniture arrangements.



# THE KITCHEN/DINER





- The house benefits from four bedrooms on the first floor ranging in size, however, all are generously proportioned.
- One main family bathroom and separate WC.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOMS 3 & 4





# THE STUDY/BEDROOM 5 & UTILITY



- This property uniquely benefits from an additional study/Fifth bedroom and also a fully equipped utility room, providing direct access to the private rear garden.





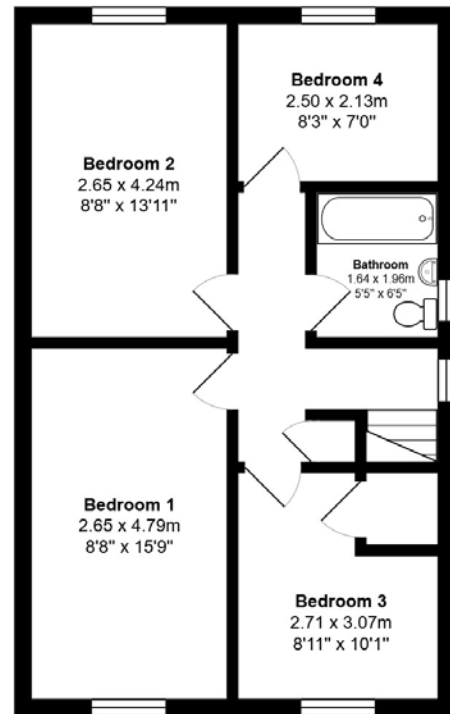
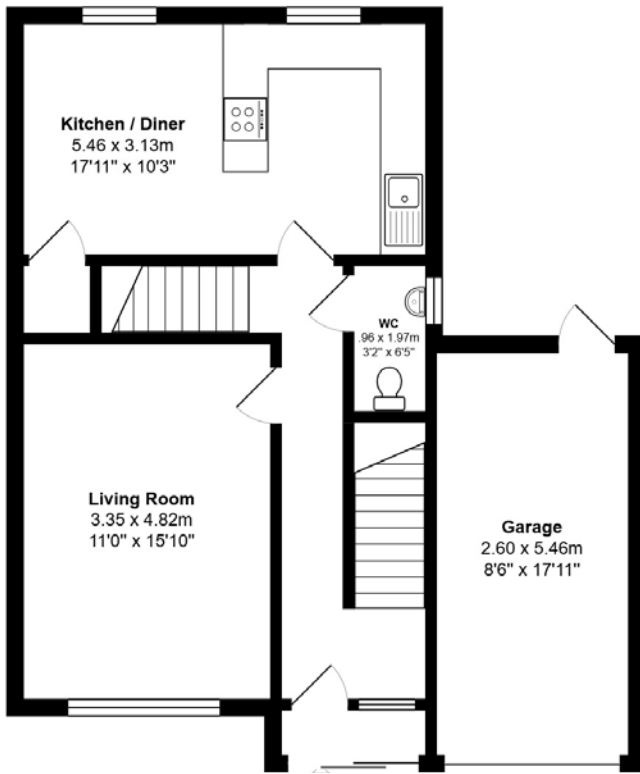
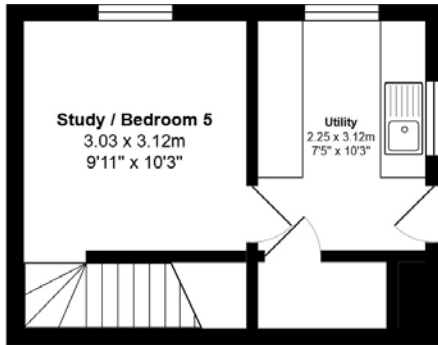
In addition, the property includes a garage, private front and rear gardens, off-street parking and benefits from modern double glazing and gas central heating, making this a warm and cost-effective home, year-round.

# EXTERNALS & VIEW



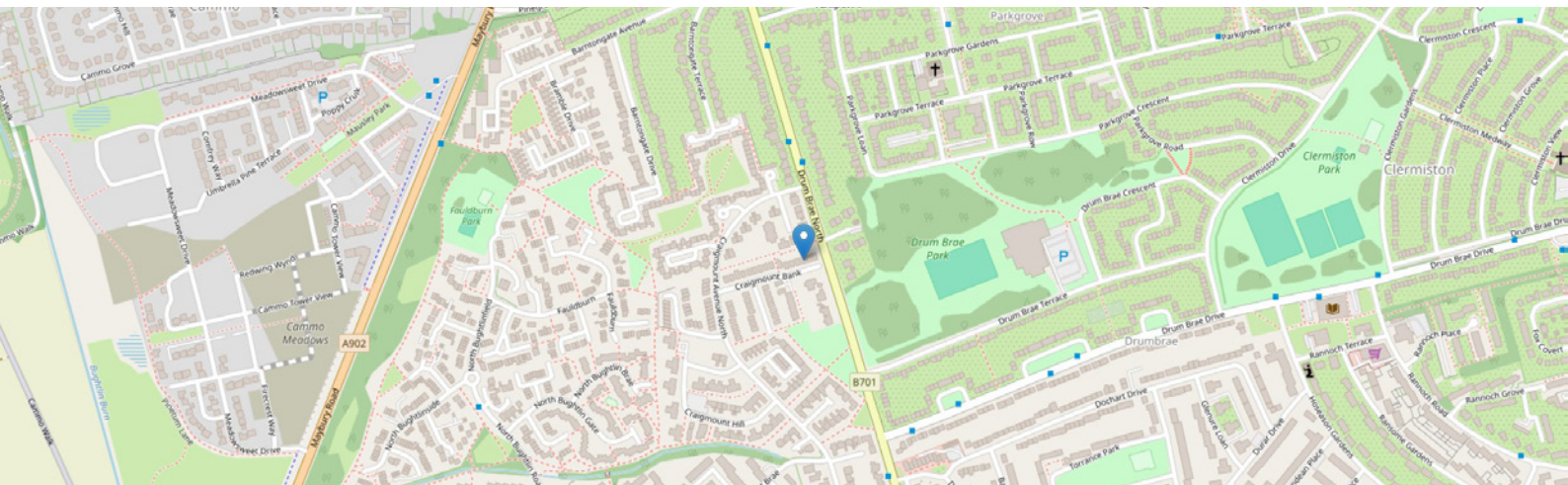


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 124m<sup>2</sup> | EPC Rating: D





# THE LOCATION

Craigmount is a highly sought-after residential area in the west of Edinburgh, offering a fantastic balance of suburban tranquillity and city convenience. With excellent schools, green spaces, and strong transport links, it is an ideal location for families, professionals, and retirees alike. Craigmount is well-regarded for its excellent local schools. Craigmount High School is one of Edinburgh's top secondary schools, known for its strong academic reputation and modern facilities. For younger children, East Craigs Primary School and Clermiston Primary School offer excellent education, making the area a popular choice for families.







The area benefits from a range of local amenities, including supermarkets, cafes, and independent shops. Nearby, The Gyle Shopping Centre provides an extensive selection of high-street retailers, supermarkets, and dining options. For everyday essentials, there are local convenience stores and medical facilities within easy reach.

Craigmount offers plenty of green spaces, perfect for outdoor activities and relaxation. Cammo Estate is a popular spot for walking and cycling, providing a peaceful retreat with scenic woodland trails and open fields. Corstorphine Hill Nature Reserve is also nearby, offering fantastic views of the city and a chance to explore Edinburgh's natural beauty.

The area boasts excellent transport links, making it easy to commute to Edinburgh city centre and beyond. Frequent Lothian Bus services connect Craigmount to key areas of the city, while the nearby Edinburgh Gateway and South Gyle train stations provide quick rail links. For drivers, easy access to the A8, City Bypass, and M8 motorway ensures seamless travel across Scotland. Edinburgh Airport is also just a short drive away, ideal for frequent travellers.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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