

Plot 5 Dean

CRAIGS ROAD, EDINBURGH, EH12 0BB



*A SPACIOUS FOUR BEDROOM HOME
WITH AN INTEGRAL GARAGE*



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**5% DEPOSIT PAID OR
PART EXCHANGE**



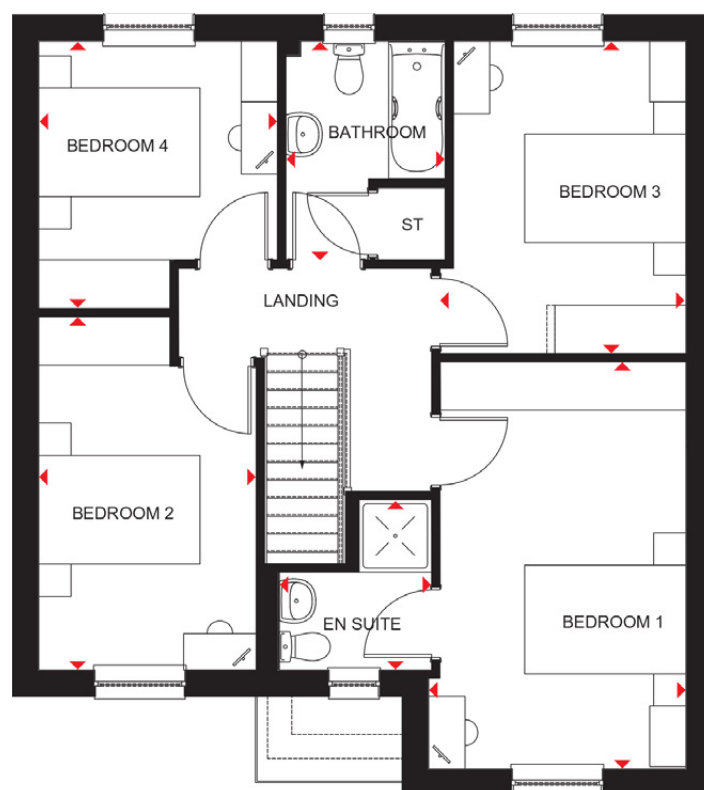
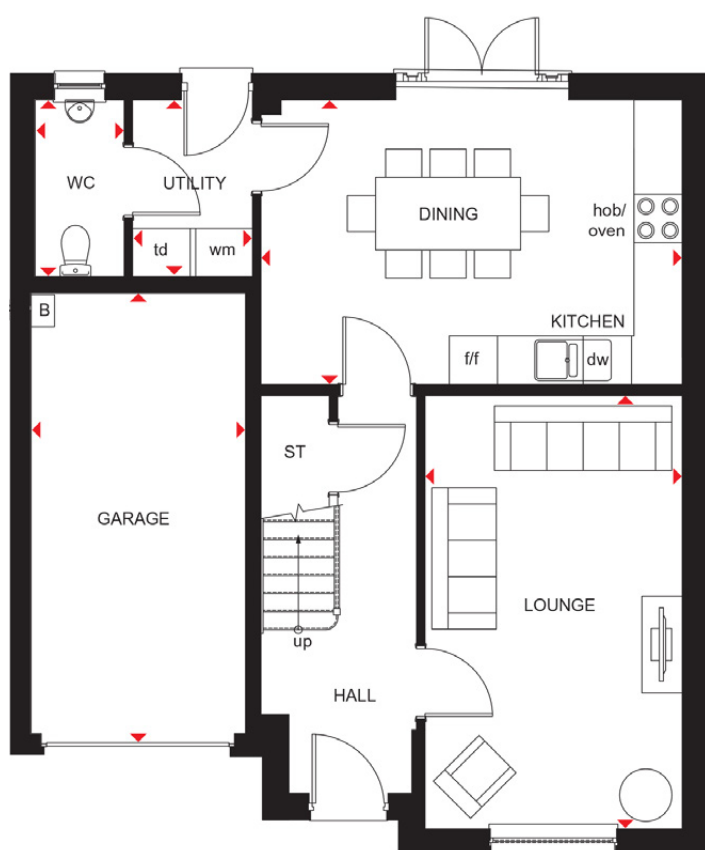
The Dean is a spacious four bedroom home with an integral garage. The entrance hallway leads to a large front-aspect lounge. To the back of the home you will find an open-plan kitchen with dining and family areas and French doors leading onto the back garden. A useful utility room and WC complete the ground floor.

Upstairs you will find all four double rooms with the main bedroom benefiting from an en-suite shower room, as well as a family bathroom on the landing.









Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.23m (17'1") x 3.54m (11'7")	Bedroom 2	2.70m (8'10") x 4.38m (14'4")
Lounge	3.20m (10'6") x 5.35m (17'6")	Bedroom 3	3.06m (10') x 3.86m (12'8")
Utility	1.47m (4'10") x 2.15m (7')	Bedroom 4	2.96m (9'8") x 3.32m (10'10")
WC	1.10m (3'7") x 2.15m (7')	Bathroom	1.98m (6'5") x 2.72m (8'10")
Bedroom 1	3.19m (10'5") x 5.05m (16'6")	Gross internal floor area (m ²): TBCm ²	
En-suite	1.89m (6'2") x 2.11m (6'11")		

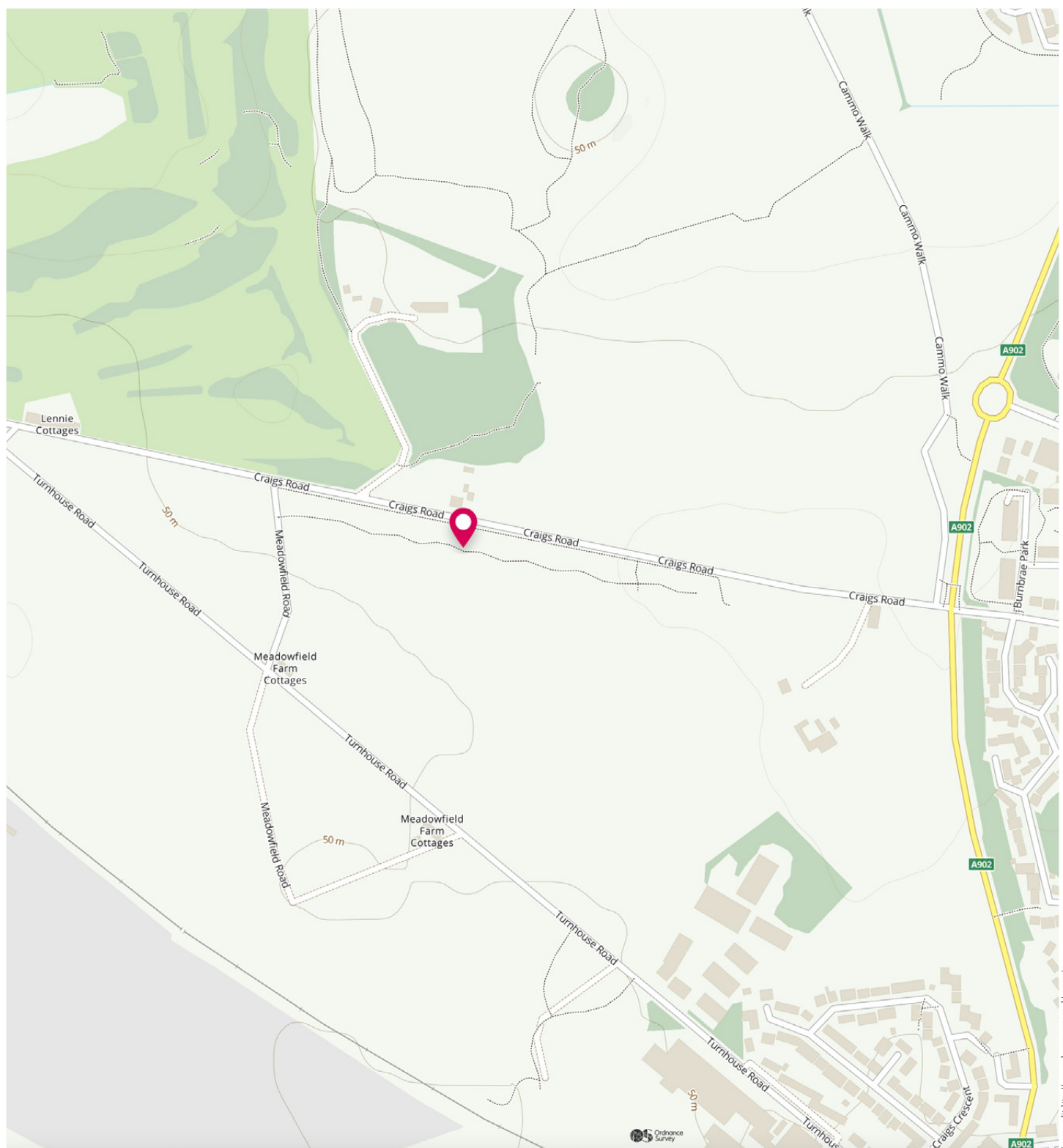


West Craigs is a new community being built in north-west Edinburgh, directly opposite the current East Craigs area.

For commuters, the development is situated near the Edinburgh City Bypass which will connect you to other main road links for those travelling to locations across the central belt and beyond, such as the M8, M9 and M90. There is a regular bus service from Lothian Buses which will run through the development and Edinburgh Gateway is adjacent to the site with tram and train services; a pedestrian path will be built allowing easy and quick access to these services.

The area, which is mainly made up of residential properties, has the advantage of being within walking distance of the Gyle Shopping Centre providing all your daily and monthly requirements. The city centre itself, which can be easily accessed by an excellent bus service which is virtually on your doorstep, is only a short ride away as can Corstorphine, and here you will find a wide range of recreational facilities, many fine bars and restaurants. Local schooling can also be found within walking distance of this property.

The Location



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Part
Exchange
Available



Text and description
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