

# 54 Craigmount Bank

EDINBURGH, EH4 8HH



*McEwan Fraser Legal is delighted to present  
this three-bedroom terraced house*



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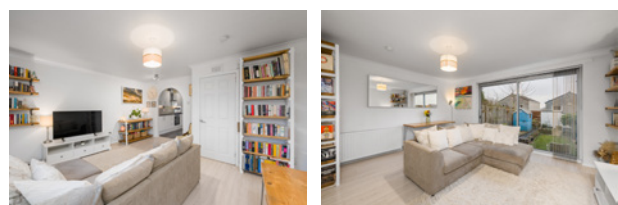
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McEwan Fraser Legal is delighted to present this three-bedroom property in the popular residential area of Craigmount Bank. The property is in good condition and offers well-balanced accommodation, making it an ideal choice for families, first-time buyers, or those looking to upsize in a well-established location.

# THE LIVING ROOM



Inside, the property comprises a bright and spacious lounge with sliding doors providing direct access to the rear garden, creating an excellent indoor-outdoor flow. The fully equipped kitchen is fitted with a gas hob, fan ovens, an integrated dishwasher, and a gas boiler, offering a practical and functional workspace.



# THE KITCHEN





There are three bedrooms, including two generous doubles and a third bedroom suitable as a single bedroom, home office, nursery, or additional storage. The modern shower room is fitted with a three-piece suite and an electric shower. Upstairs, there are also lovely views to the rear over Cammo Estate. Further benefits include an under stairs cupboard, a landing cupboard, attic access providing additional storage options, and freestanding storage in the principal bedroom.

## THE SHOWER ROOM





# BEDROOM 1



# BEDROOMS 2 & 3





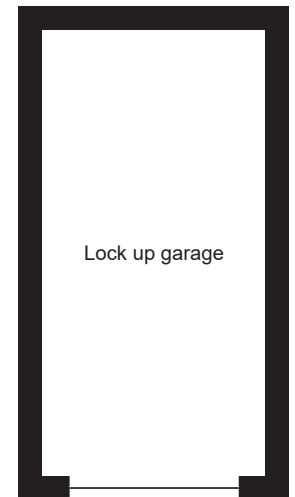
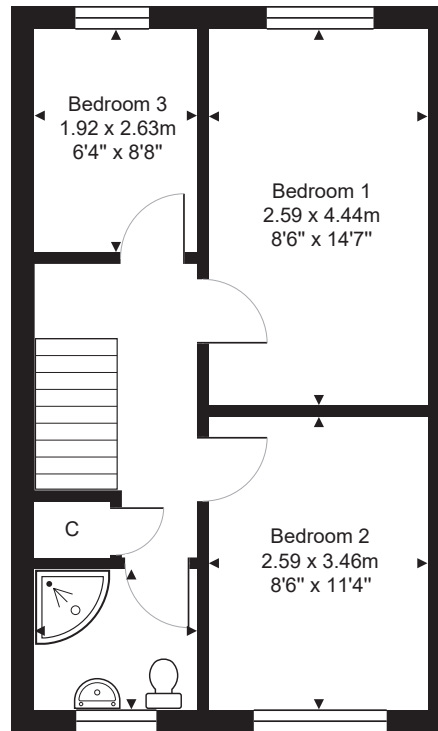
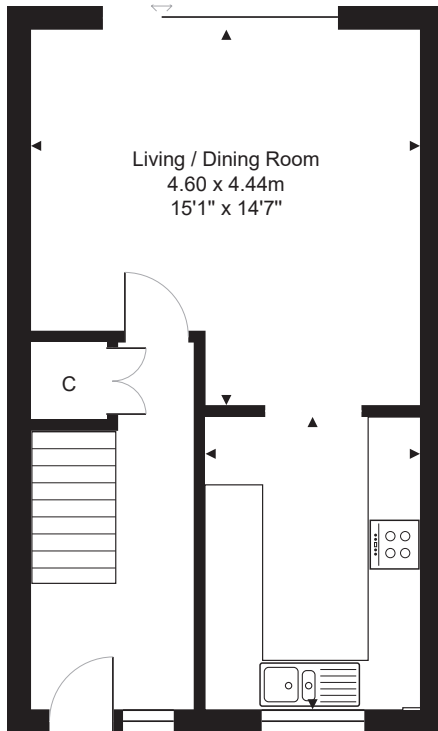
Externally, the property benefits from a south-facing, private rear garden with a sunny aspect, ideal for entertaining, relaxing, or family use. The property also has use of a single lock up style garage. This is a fantastic opportunity to acquire a well-located home in a desirable residential area with good access to local amenities, schools, and transport links.

# EXTERNALS



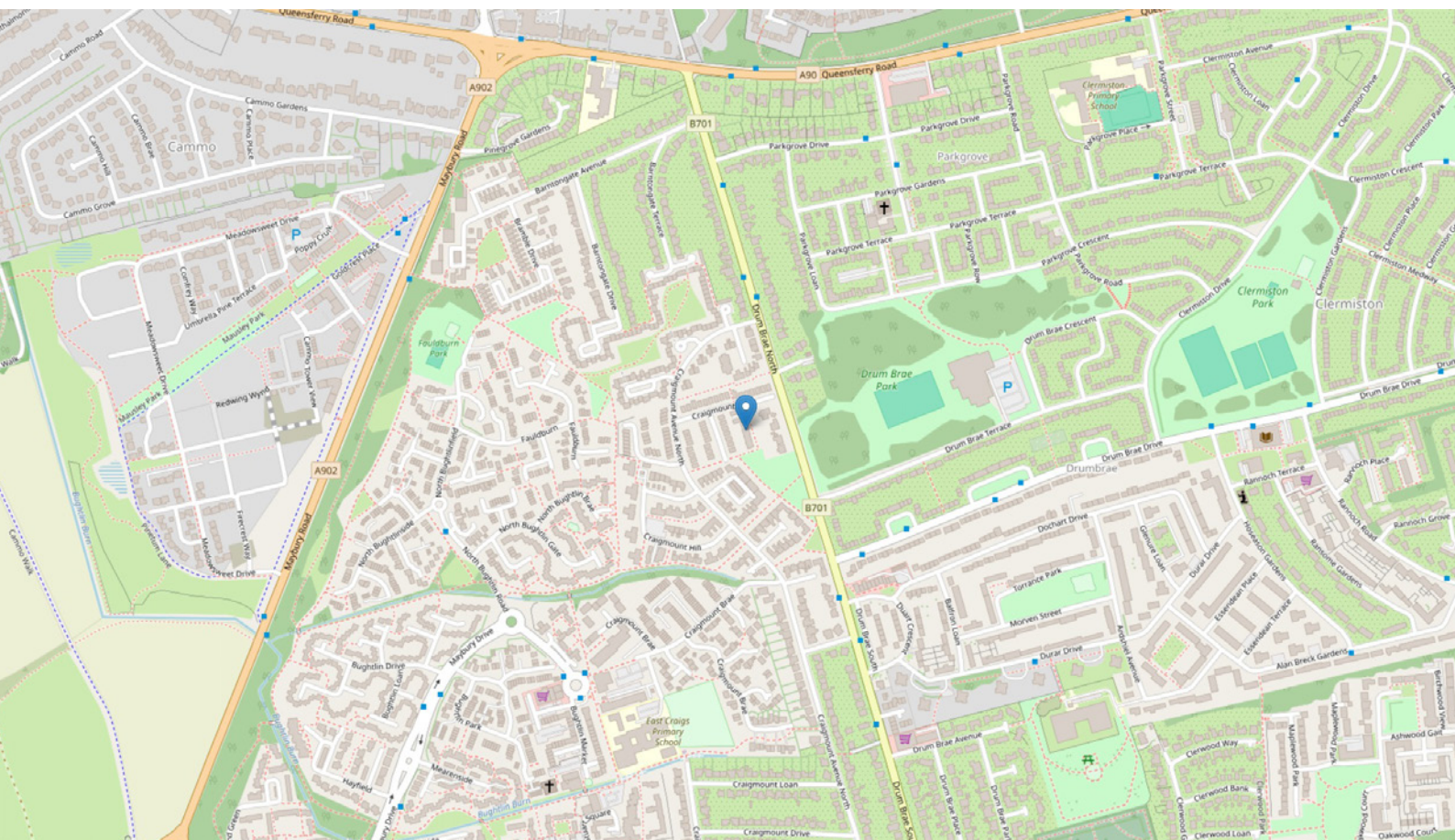


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup> | EPC Rating: TBC





# 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.



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