

4 Maybury Drive

EAST CRAIGS, EDINBURGH, EH12 8SF



Four-bedroom detached house located on the edge of East Craigs overlooking the new Cammo Meadows development



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McEwan Fraser is delighted to present this four-bedroom detached house to the market. Located on the edge of East Craigs overlooking the new Cammo Meadows development, the property offers excellent living space over two floors with three public rooms, a kitchen and utility room downstairs, two large en-suite double bedrooms, two further bedrooms and a bathroom upstairs. Externally, the property boasts an extensive south-facing garden that would be a real haven for a young family. The property is in good order throughout and has recently benefitted from a brand-new kitchen. Further benefits include a driveway, detached garage, gas central heating and double glazing.

THE LIVING ROOM



Entering the property, you find a handy vestibule which opens into the central hallway. The hallway itself includes a WC and gives access to the three public rooms and kitchen. Moving through the hall, the first room you arrive at is the fantastic main living room. The living room is dual-aspect and naturally bright and offers a huge amount of floor space for a new owner to create their ideal entertaining space.

THE FAMILY ROOM



Moving along the hall, a cosier family room offers the potential for a more relaxed space and benefits from French doors opening onto a rear deck. The final public room is to the rear of the house and is a natural dining room. There is ample space for a six or eight-seat table and supporting furniture. The dining room also has a French door opening into the rear garden.

THE DINING ROOM



THE KITCHEN & UTILITY



Ground floor accommodation is completed by the stylish kitchen which has recently been upgraded. Finished with a range of contemporary base and wall-mounted units which are set against a tiled splashback, the kitchen offers ample prep and storage space for the aspiring chef. There is a range of integrated appliances including a double oven and induction hob. Laundry facilities and further storage area in the attached utility room.





Climbing the stairs, the generous master bedroom faces the front of the property and comes complete with a large integrated wardrobe, space for further freestanding furniture, and also benefits from access to an en-suite shower room. Moving along the landing, bedrooms three and four are on your left and both enjoy integrated storage. Bedroom two overlooks the rear garden and again boasts integrated wardrobes and an en-suite shower room. Accommodation is completed by the family bathroom which includes a three-piece white suite with a shower over the bath.

THE BATHROOM



THE MASTER BEDROOM



BEDROOM 2



BEDROOMS 3 & 4



Externally, the property has a shared drive with a neighbouring house. A monobloc drive to the rear of the house gives parking for two cars and access to a detached garage. To the front, a small private garden is bordered by a mature hedge. The extensive rear garden enjoys a sunny southerly aspect and is exceptionally large for a modern property in Edinburgh. Largely laid to lawn and bordered with mature flower beds, the garden is a wonderful resource for a family and needs to be seen to be fully appreciated. This is an impressive family home.

EXTERNALS





THE LOCATION

East Craigs is a popular residential area which lies to the west of the city centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets to be found at the Gyle complex, with Hermiston Gait just a little further afield.





There are also numerous leisure and recreational facilities in the area, with a wider range of facilities to be found at adjoining Corstorphine. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh, and the main commuting routes, including the M8, M9, Forth Road Bridge and Edinburgh International Airport, are also easily accessible.



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