

Plot 6 Crombie

CRAIGS ROAD, EDINBURGH, EH12 0BB



*A SPACIOUS FOUR BEDROOM HOME
WITH AN INTEGRAL GARAGE*



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**5% DEPOSIT PAID OR
PART EXCHANGE**



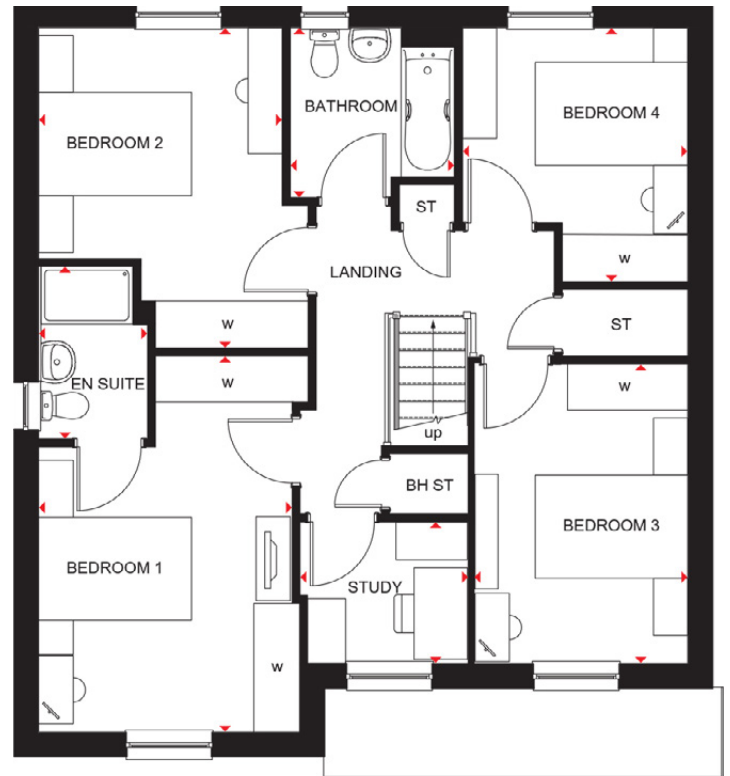
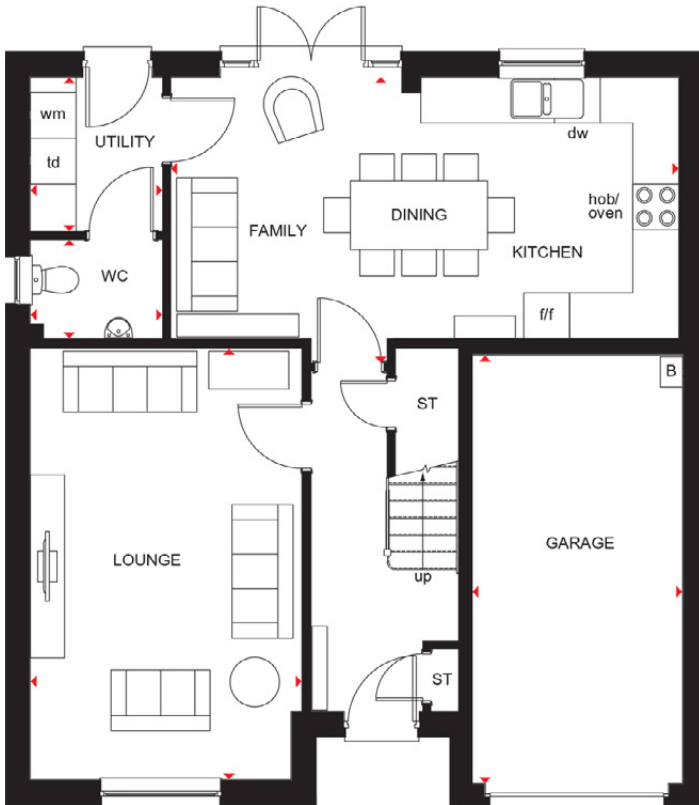
The Crombie is an impressive four bedroom detached home with an integral garage. The entrance hallway takes you to the front-facing lounge and to the back of the house where you'll find the open-plan kitchen/dining room with a family area. A utility room and WC are located just off the kitchen and French doors lead to the back garden.

All four double bedrooms are located upstairs with the main bedroom offering an en-suite shower room. The upstairs is complete with a family bathroom and study 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")		
En-suite	1.89m (6'2") x 2.11m (6'11")		
		Gross internal floor area (m ²): TBCm ²	



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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THE SUNDAY TIMES
 THE TIMES



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