

76 Craigs Park

CORSTORPHINE, EDINBURGH, EH12 8UN



BRIGHT, SPACIOUS TWO-BEDROOM UPPER VILLA IN SOUGHT-AFTER CORSTORPHINE



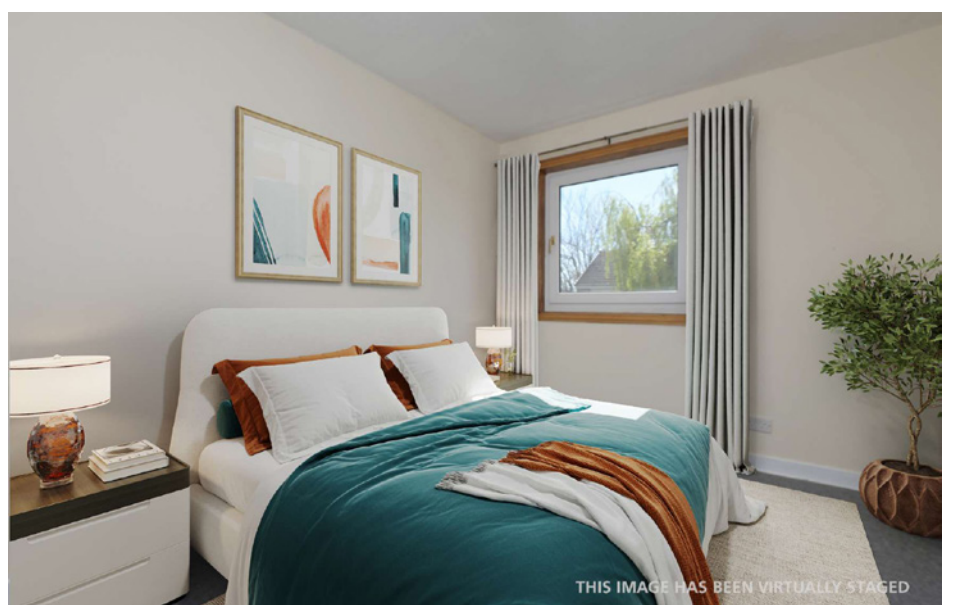
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McEwan Fraser Legal is delighted to present this bright and spacious two-bedroom upper villa, offering generously proportioned accommodation along with the rare advantage of a private entrance, garage, and a private rear garden.

Decorated in fresh, neutral tones throughout, the home enjoys an abundance of natural light, creating a welcoming and move-in-ready environment. Further benefits include gas central heating and double glazing for comfort and efficiency. The property is offered to the market chain free.

The accommodation begins with a welcoming entrance hall and staircase leading to the first floor. The living and dining room is particularly impressive, featuring a large picture window that floods the space with natural light, complemented by decorative cornicing and plenty of space for a variety of different furniture arrangements.





The well-appointed kitchen includes a range of base and wall-mounted units, contrasting worktops, and an integrated gas hob and electric oven. Space is provided for further freestanding appliances.





The property offers two well-proportioned double bedrooms, both with built-in wardrobes, ensuring excellent storage. The contemporary bathroom is partially tiled and fitted with a white three-piece suite with a shower over the bath.

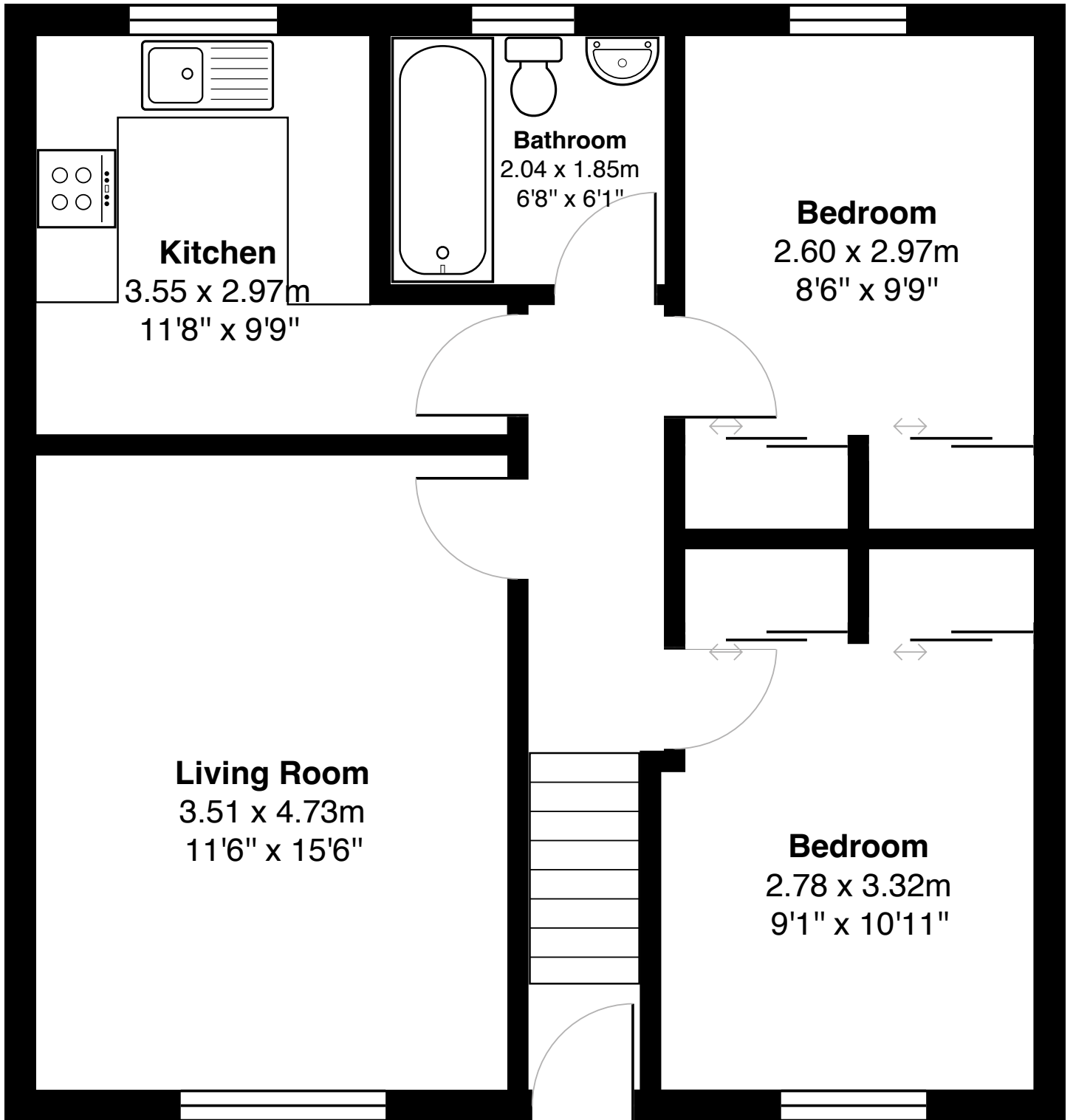




Bedroom 2







Gross internal floor area (m²): 56m²

EPC Rating: D

Externally, the property benefits from an enclosed private rear garden. To the front, there is a neatly landscaped courtyard shared with neighbouring residents. A single garage is located nearby, and there is unrestricted on-street parking available within the development.

Superb first-time buy or sound buy-to-let investment.





Situated in the highly regarded district of Corstorphine, Craigs Park offers a peaceful setting while remaining well connected to Edinburgh's amenities. Popular with professionals, families, and downsizers, the neighbourhood balances tranquillity with convenience. The area benefits from excellent transport links, including regular bus services, the Edinburgh City Bypass, and the nearby Edinburgh Gateway rail and tram interchange, providing direct access to the city centre and Edinburgh Airport.

Corstorphine itself offers a wide range of everyday amenities, including supermarkets, independent retailers, cafés, and restaurants along St John's Road. The nearby Gyle Shopping Centre and South Gyle business park further enhance retail and employment opportunities. Recreational opportunities abound, with green spaces and leisure facilities close by. Residents enjoy scenic walks at Corstorphine Hill, as well as local parks, golf courses, and fitness centres. The area is also home to well-regarded primary and secondary schools. Craigs Park is characterised by a quiet, residential atmosphere, with attractive courtyard-style developments and landscaped surroundings. Despite its peaceful setting, the property remains close to a host of amenities and transport links, offering the best of suburban living with easy access to the vibrant city of Edinburgh.

The Location

