

28 Craigmount Gardens

CRAIGMOUNT, EDINBURGH, EH12 8EA



*GENEROUSLY PROPORTIONED FOUR BEDROOM
DETACHED HOUSE IN EDINBURGH'S POPULAR
AREA OF CRAIGMOUNT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this generously proportioned four-bedroom family home in the heart of Edinburgh's sought-after suburbs of Craigmount/Corstorphine.

Inside, the property comprises a front lounge that is bright and spacious with a south-facing aspect, as well as the family space at the back of the property and an extension creating flexible living space for a family.









The fully equipped kitchen is fitted with a gas hob, fan oven and makes the most of the space on offer.





The house benefits from having four bedrooms, of which three are on ground level and one is on the first floor of the house. All of the bedrooms are generously proportioned and range in size.





Bedroom 3





Bedroom 4





Bedroom 1

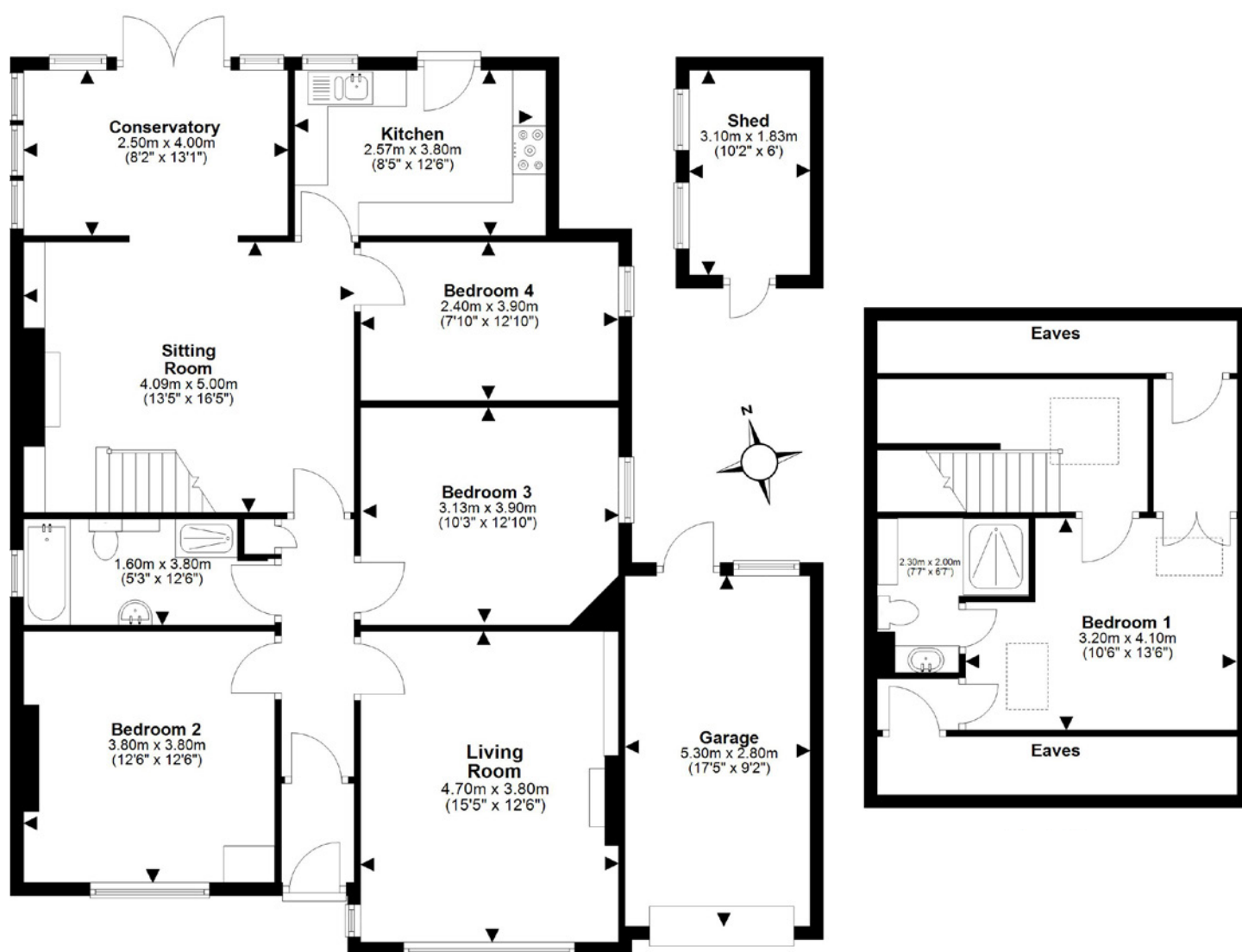




The home has two bedroom facilities, the main four-piece family bathroom and the three-piece en-suite shower room on the first floor.







Gross internal floor area (m²): 136m²

EPC Rating: D



In addition to this, the property includes off-street parking, a single garage with rear garden access as well as benefiting from gas central heating and modern double glazed windows, making this a cosy and cost-effective family home, year-round.





GYLE SHOPPING CENTRE

Craigmount is a well-established and sought-after residential area located in the western suburbs of Edinburgh, offering an excellent balance of suburban tranquillity and convenient city access. Known for its tree-lined streets, spacious homes, and family-friendly atmosphere, Craigmount is particularly popular with professionals and families seeking a peaceful setting within easy reach of the capital's amenities.

Situated just a short distance from Corstorphine and Barnton, Craigmount benefits from a wide range of local facilities. Nearby Drumbrae and Corstorphine offer a selection of shops, supermarkets, cafés, and restaurants, while The Gyle Shopping Centre and Hermiston Gait Retail Park provide a broader retail offering, including major high street brands.

Families are especially drawn to Craigmount due to its proximity to well-regarded schools, including Craigmount High School and several respected primary schools. The area also enjoys easy access to Napier University's Sighthill campus and Edinburgh College, making it ideal for students and academic professionals.

The Location

