




McEwan Fraser Legal

Solicitors & Estate Agents

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42 Craigmount Bank

EDINBURGH, EH4 8HH

THE LOCATION

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Just four miles from the City Centre, this properties location is ideal for families who are looking for reputable local state schools whilst taking advantage of all the capital has to offer. The property is in the catchment area for East Craigs Primary & Craigmount High School

There are local amenities within walking distance, the district of Corstorphine also offers a 24 hour Tesco superstore, a variety of smaller convenience shops and in easy reach of the Gyle Shopping Centre for greater shopping requirements. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are within good commuting distance also.

Frequent bus services allow for easy access to the city centre and beyond, the property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport.

Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo.



42 CRAIGMOUNT BANK

EDINBURGH, EH4 8HH

McEwan Fraser Legal is delighted to present this three bedroom linked detached villa in a popular family area. The property is in fresh and in walk-in condition. This spacious home showcases an excellent layout for a growing family with private gardens and a single integrated garage. Inside, a bright welcoming vestibule and hallway provide access to two levels comprising of:

- A spacious living room with two large windows and entertaining dining area at the rear
- Fully equipped kitchen with wall and base units, an integrated gas hob, double oven, extractor hood, a dishwasher and fridge
- Three double bedrooms, two of which include excellent walk-in wardrobes
- A fully tiled bathroom with a mains shower over the bath and towel radiator
- Additional rooms include a sunroom off the kitchen with french door access to the garden and to the garage.

The property further benefits from gas central heating, double glazing, cavity insulation, double driveway parking to the front and a secure garden with laid lawn and patio area. The property provides many extras including dining table and chairs, leather sofas and selected bedroom furniture. This is a rare opportunity to acquire a great family home in a fantastic location.



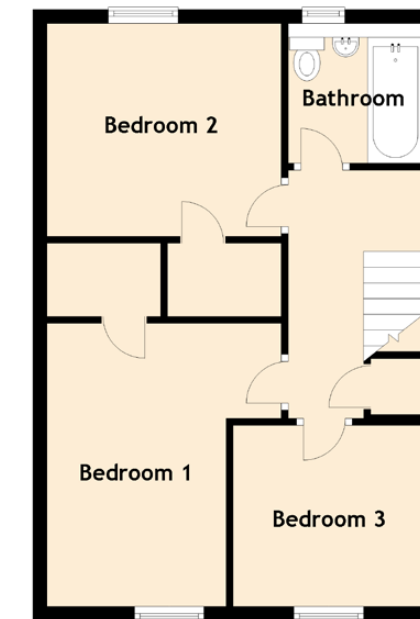
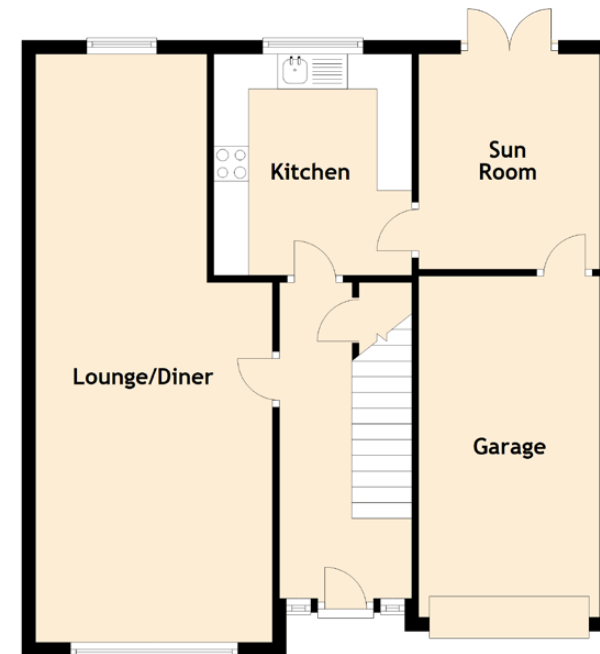
“... SPACIOUS HOME SHOWCASES AN EXCELLENT LAYOUT FOR A GROWING FAMILY ...”





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	8.45m (27'9") x 3.40m (11'2")
Kitchen	3.18m (10'5") x 2.84m (9'4")
Sun Room	3.09m (10'2") x 2.50m (8'2")
Bedroom 1	4.07m (13'4") x 3.36m (11')
Bedroom 2	3.36m (11') x 3.06m (10')
Bedroom 3	2.73m (8'11") x 2.60m (8'7")
Bathroom	2.01m (6'7") x 1.92m (6'4")
Garage	4.90m (16'1") x 2.60m (8'6")

Gross internal floor area (m²): 100m² | EPC Rating: D

Extras (Included in the sale): Extras include all fixtures, fittings, floor coverings, dining table and chairs, leather sofas and selected bedroom furniture.





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Part
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Text and description
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Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ALLY CLARK
Designer

