

4 Craigmount Park

EDINBURGH, EH12 8EE



Detached Three Bedroom Family Home



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McEwan Fraser Legal is delighted to present this three bedroom detached house in Edinburgh's Corstorphine.

THE LOUNGE



Inside, the property comprises of:

- Spacious lounge which is flooded with natural light.
- Fully equipped kitchen with freestanding gas cooker and appliances.

THE KITCHEN

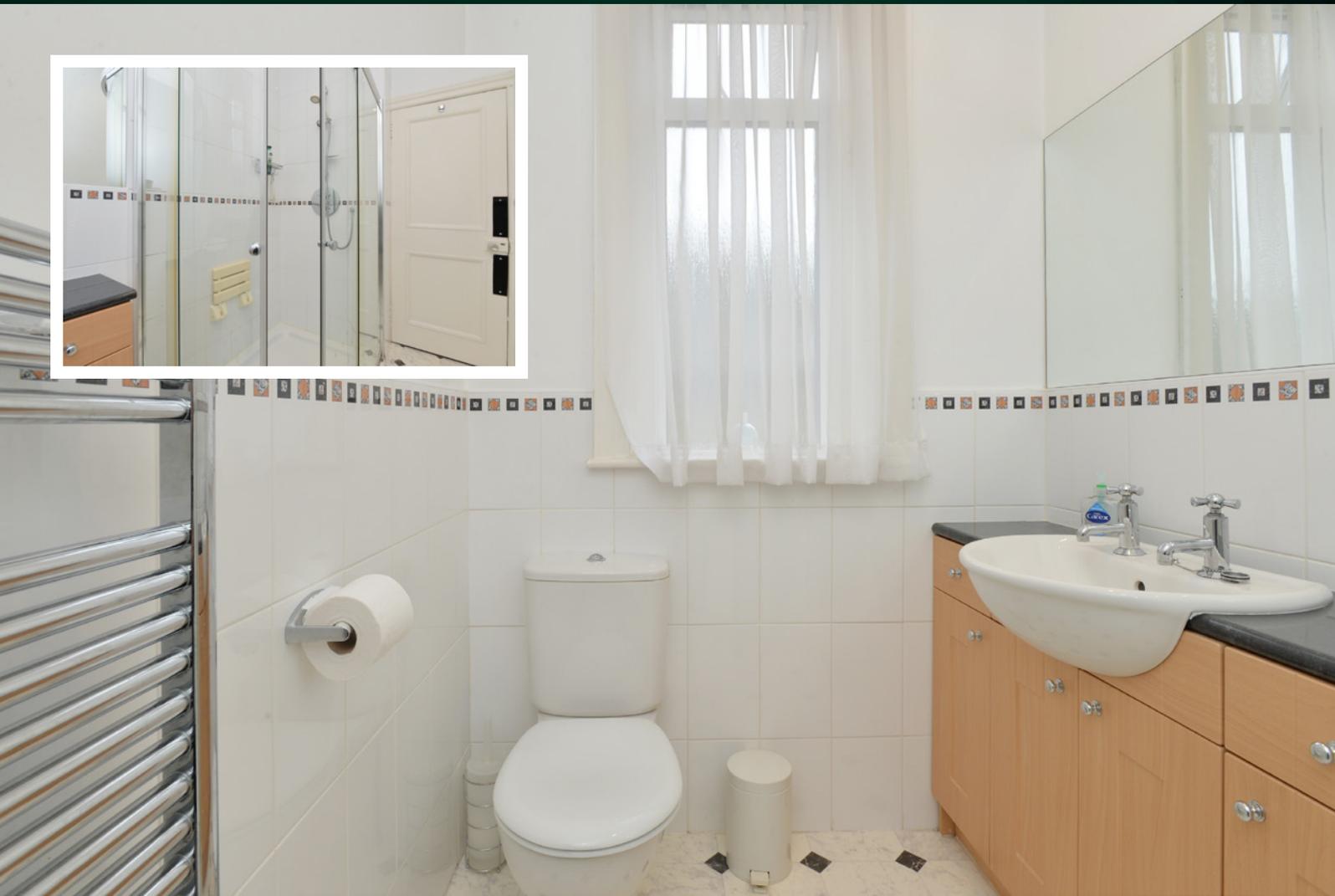




- A spacious three-piece bathroom with walk-in shower which replaced the original bath.
- Three good sized double bedrooms. The front bedroom is currently used as a formal dining room.
- A large, partially-floored attic space.
- A large single garage which has been used as a workshop in the past and has great potential.
- The gardens to the front and rear are well maintained. Neighbouring properties have been developed outwards and upwards; with appropriate consent this property could be developed into a vibrant modern home.



THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3/DINING ROOM



THE ATTIC



THE GARDEN



THE LOCATION

Corstorphine, lying on the north western outskirts, is a desirable residential area of Edinburgh. Princes Street and the city centre (approximately 4 miles distant) are readily accessible via regular public transport services and, in the opposite direction, the city by-pass, central motorway network and Edinburgh International Airport, are all within a short drive. The local schools have an excellent academic reputation.





Corstorphine has one of the city's most comprehensive suburban shopping centres: The Gyle Shopping Centre and Hermiston Gait are within close proximity. Small speciality shops and a variety of high street stores are all represented. Marks & Spencer, Morrisons, and Tesco, as well as Edinburgh Business Park and the Royal Bank Headquarters at Gogar, are readily accessible.

Leisure options are plentiful and diverse – cafes, restaurants, several golf clubs, and a David Lloyd Leisure Centre as well as the Drum Brae Leisure Centre and Swimming Pool and the Drum Brae Library Hub. The lovely open spaces of Cammo Estate and Corstorphine Hill are on the doorstep. In addition, there are several local access points to the City's cycle path network.



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