



*Beautifully presented semi-detached house with stunning open-plan kitchen and conservatory, low-maintenance garden, and lock-up garage*



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McEwan Fraser Legal is delighted to present this extended and beautifully finished semi-detached house, peacefully tucked away within a quiet courtyard setting in the ever-popular district of Corstorphine. Boasting a beautiful low-maintenance private garden, a lock-up garage, and stylish move-in condition accommodation throughout, this superb home is ideally suited to young professionals, couples, and downsizers alike.

# THE LIVING ROOM



The welcoming entrance vestibule leads into a bright and well-proportioned living room that is focused towards a media wall that includes a modern electric fireplace.

# THE KITCHEN



To the rear, the property has been thoughtfully reconfigured to create a stunning open-plan kitchen, dining, and conservatory space. The original rear wall has been removed to seamlessly combine the kitchen with the conservatory, creating an impressive, light-filled living environment with excellent proportions. The contemporary fitted kitchen offers an excellent range of modern base and wall-mounted units, which are fitted with beautiful stone worktops, while the conservatory benefits from an insulated roof, ensuring comfortable year-round use. French doors provide direct access to the private rear garden and further enhance the feeling of space and natural light throughout this exceptional entertaining area.



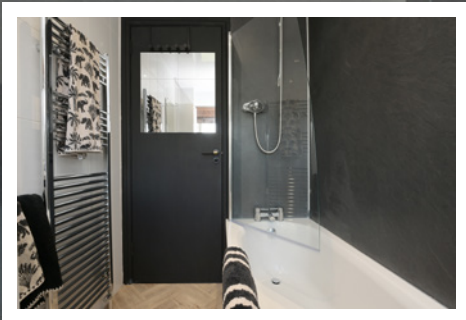
# THE CONSERVATORY





The accommodation further comprises a generously sized principal bedroom with a fitted storage cupboard, a second well-proportioned double bedroom, and a stylish modern bathroom fitted with a contemporary white three-piece suite and a shower over the bath. The property also benefits from a fully floored attic with lighting. Gas central heating and double glazing throughout, ensure comfort and energy efficiency all year round.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



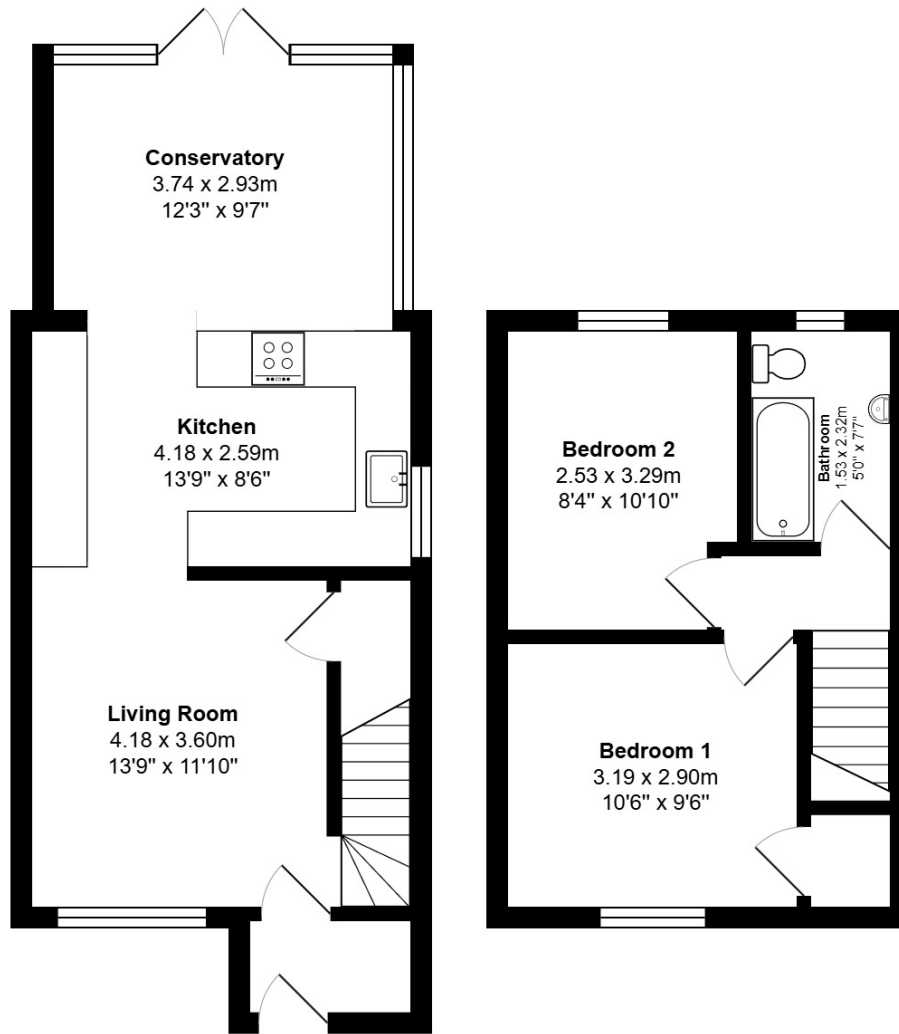
A particular highlight of this impressive home is the fantastic fully enclosed rear garden. Exceptionally well maintained and offering a high degree of privacy, the garden provides an ideal outdoor retreat and comes with a low-maintenance artificial lawn. A further section of private garden ground is located to the front of the property, while a single lock-up garage situated within the development offers valuable additional storage and secure parking.

The property enjoys an enviable location within sought-after Corstorphine, one of Edinburgh's most desirable residential districts, renowned for its excellent range of local amenities, cafes, restaurants, supermarkets, and leisure facilities. Superb transport links provide swift access to Edinburgh City Centre, the City Bypass, Edinburgh Airport, and the central motorway network, making this an ideal base for commuters.

# EXTERNALS

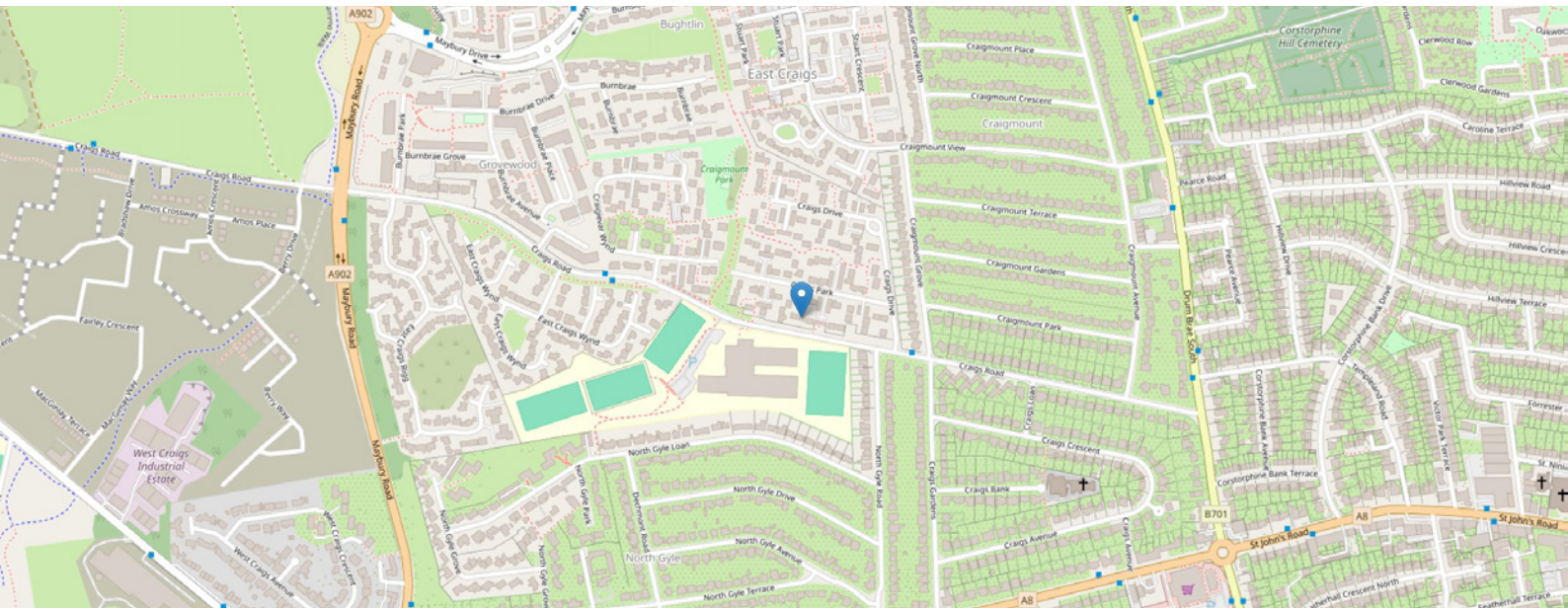


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Situated within the highly regarded residential district of Corstorphine, Craigs Park enjoys a peaceful, tucked-away setting while remaining exceptionally well connected to Edinburgh's wider amenities. This established neighbourhood is particularly popular with professionals, families and downsizers alike, thanks to its balance of tranquillity and convenience. The area benefits from excellent transport links, with regular bus services operating nearby providing swift access to Edinburgh city centre and surrounding districts. For those commuting further afield, the nearby Edinburgh City Bypass and main road networks offer easy connectivity across the region, while Edinburgh Gateway rail and tram interchange is within easy reach, linking directly to the city centre and Edinburgh Airport.





Corstorphine itself offers a wide range of everyday amenities, with a variety of supermarkets, independent retailers, cafés and restaurants located along St John’s Road and in the surrounding area. The nearby Gyle Shopping Centre and South Gyle business park further enhance retail and employment opportunities, making this an ideal location for modern living.

Recreational opportunities are plentiful, with an abundance of green spaces and leisure facilities close by. Residents can enjoy scenic walks and outdoor activities at Corstorphine Hill, as well as access to local parks, golf courses and fitness centres. The area is also home to well-regarded schooling at both primary and secondary level, adding to its appeal for families.

Craigs Park itself is characterised by a quiet, residential atmosphere, often arranged around attractive courtyard-style developments with landscaped surroundings. Despite its peaceful setting, the property remains conveniently close to a host of amenities and transport links, offering the best of suburban living with easy access to the vibrant city of Edinburgh.



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