



73 Craigmount Avenue North
CORSTORPHINE | EDINBURGH | EH4 8DT

warners
solicitors & estate agents



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Located within the sought-after suburb of Corstorphine, this well-presented three/four bedroom mid-terraced villa enjoys tasteful and bright accommodation set over three levels and a single attached garage. The entrance vestibule and hall with under-stair storage and useful WC welcomes you to the property and the utility room to the rear provides storage, space for appliances and door to rear garden. Completing the lower floor is a flexible room which has large windows looking out to the lovely rear garden which boasts fruit trees, and mature shrubs and trees as well as lawn and patio area and access to the secluded leafy central communal gardens. On the first floor, the dual aspect living/dining room allows an abundance of natural light via the triple pane, toughened glass window, and the kitchen is fitted with white gloss cabinets with space for appliances. The security entry phone is also found on this level. Continuing to the upper floor are the three double bedrooms, and fabulous views to the rear. Completing the accommodation is the family bathroom with white suite and mains shower over bath. Gas central heating and double glazing is fitted throughout.

- Bright terraced property over three floors
- Dual aspect living/dining room
- Fitted kitchen and family bathroom
- Three bedrooms on upper level
- Flexible family/bedroom on ground level
- Ground floor WC
- Fantastic storage options
- Enclosed rear garden with fruit trees and access to secluded common garden areas
- Gas central heating and double glazing
- Driveway and garage

All curtains and kitchen appliances will be included in the sale.

EPC Rating D.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.



