

2 (flat 9) Craigmount Approach, Corstorphine, Edinburgh, EH12 8DR



Description

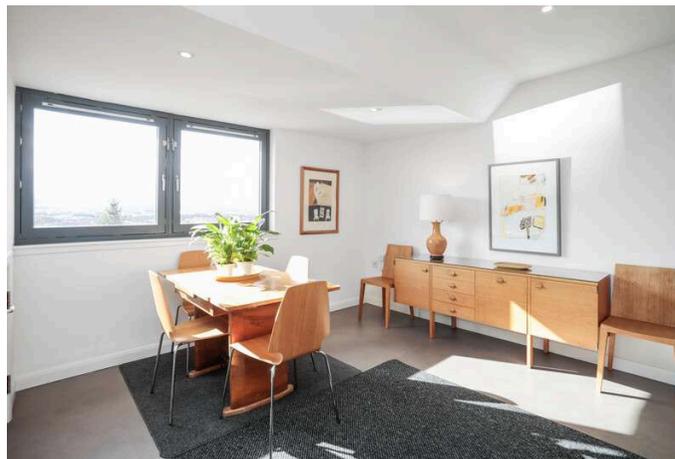
A delightful two bed top floor apartment, forming a small modern development, situated within the highly desirable district of Corstorphine, close to excellent local amenities, schools, and transport links. This lovely home has been finished to a high standard throughout and offers spacious and light filled living space boasting superb panoramic south-facing views towards the Pentland Hills.

- Long welcoming reception hallway with deep storage cupboard
- Fabulous open living/dining room offering ample room for relaxing and dining providing a very sociable space and open plan to a well-equipped ultra-sleek kitchen which comes with a full complement of integrated appliances
- Large master bedroom with fitted wardrobe and stylish ensuite shower room
- Spacious double bedroom 2 with cleverly fitted cupboard
- Principal bathroom comprising of a quality three piece white suite with shower over the bath
- Gas central heating and double glazing ensures year-round comfort and efficiency
- Attic space
- Secure entry system with intercom
- Allocated residents parking
- Well tended shared landscaped grounds and communal bike store

Extras

The curtains, oven, hob, cooker hood, washing machine, dishwasher and fridge/freezer are included. Additional items of furniture may be available by separate negotiation.

EPC Rating: B



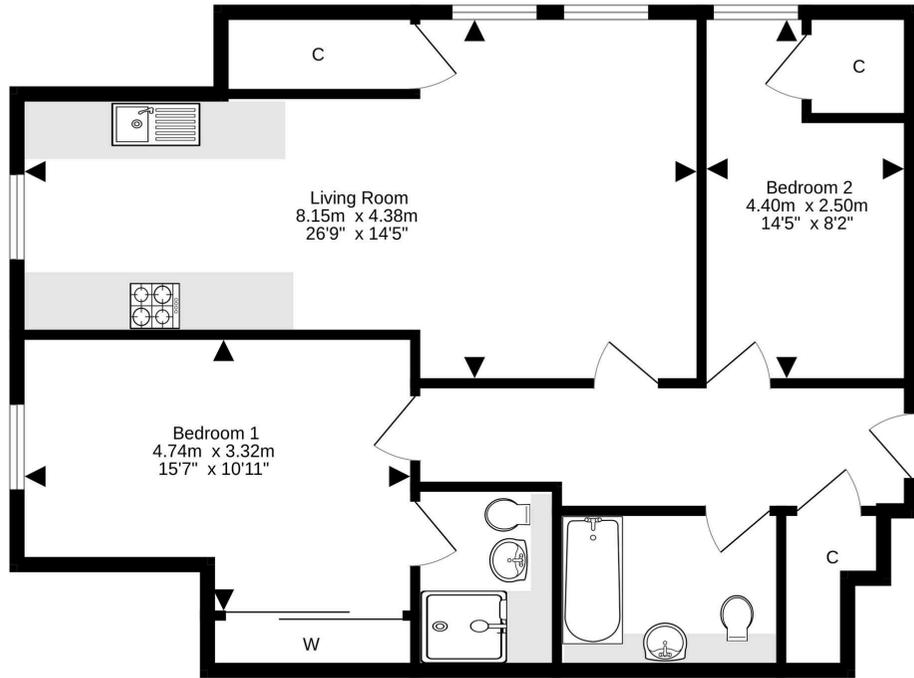
Location

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and wellconnected 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 is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, Sainsbury's and Scotmid. 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.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

