










Offers Over

**£185,000**

## 42 Almond Green

East Craigs | Edinburgh | EH12 8UA

This impressive and rarely available terraced bungalow with private gardens, garage and residents parking, forms part of a quiet cul-de-sac setting. The property is situated within an established residential area which is popular with families, first time buyers and buy to let investors. Early viewing is highly recommended.

-  2 Bedrooms
-  2 Public Room
-  1 Bathroom
-  Garage & Residents Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band – C



## Description

The accommodation in brief comprises, entrance porch, welcoming hallway with hatch accessing attic, light and airy reception room with electric fireplace, bright sunroom off it with access to rear garden, fitted kitchen with breakfast bar and appliances, spacious double bedroom, second bedroom/study with skylight and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the hob, oven and fridge/freezer.

## Gardens & Garage

A real feature of this property is the superb, well maintained garden to the rear. The landscaped garden is easily maintained with areas of patio and lawn, creating creates the ideal environment for outside dining/relaxing. The shed will also be included in the sale. To the front lies well maintained garden grounds. For the car user there is a garage with up and over door and residents parking.

## Viewing

By appointment through Neilsons 0131 625 2222.







## Location

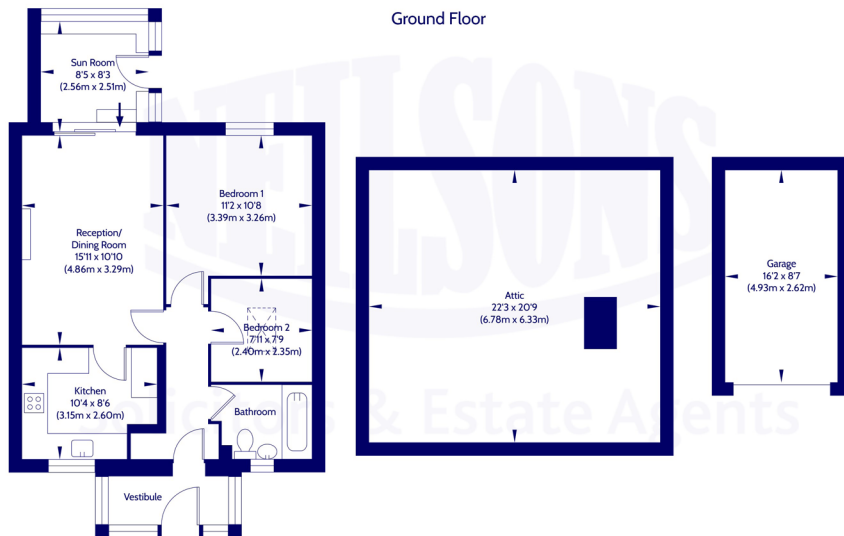
East Craig's lies to the west of Edinburgh City Centre and enjoys the convenience of local shops and services with a wider range available at The Gyle Shopping Centre and Hermiston Gait both of which are within easy reach by way of car or public transport. A regular public transport service operates into the City and surrounding areas. The property is also ideally located for swift access to the City By-pass linking the main Scottish motorway network and Edinburgh Airport. The A90 is also close at hand and provides easy access to the Queensferry Crossing and Fife. Recreational facilities can be found throughout the surrounding area including the Drum Brae and David Lloyd Leisure Centres, Edinburgh Zoo, Murrayfield Stadium, a variety of reputable golf courses and walks along Cramond and the Silverknowes Esplanade. Excellent schooling can be found in the area from nursery to senior level.





Approx. Gross Internal Floor Area 61.65 Sq M / 664 Sq Ft.

Ground Floor



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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