



**77 CRAIGS PARK
CORSTORPHINE
EDINBURGH
EH12 8UN**

**OFFERS OVER
£165,000**

 **CONNELL & CONNELL** *WS*
SOLICITORS AND ESTATE AGENTS

**SPACIOUS
UPPER VILLA
FLAT WITH PRIVATE
GARDEN AND GARAGE
SET IN A POPULAR
RESIDENTIAL AREA
CLOSE TO GREAT
LOCAL AMENITIES**

VIEWING:
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

This attractive, well presented main door upper villa with private gardens and a single lock-up garage forms part of an established landscaped courtyard development situated within the sought after Corstorphine district of the city, within easy reach of amenities and transport links. Location Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a 24-hour Tesco's supermarket. The Gyle Shopping Centre which is just a short drive away offers a more extensive range of shopping facilities including a large Marks & Spencers and Morrisons.

The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses and within easy reach together with Drum Brae and David Lloyd Leisure Centres. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Forth Road Bridge and Edinburgh's International Airport

The property would now benefit from modernisation and upgrading but has great potential to form an attractive home. The property benefits from gas central heating and partial double glazing.



PROPERTY DETAILS

- * Cloaks cupboard. Cupboard housing boiler and water tank.
- * Large Lounge / Dining Room with window to front. Glazed windows to hall. TV and telephone points. Space for good sized dining table and chairs.
- * Fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven and hood. The washing machine, dishwasher and fridge/freezer are included in the sale. Ample work surfaces with integrated stainless steel sink with drainer and tiled splashback. Window to rear.
- * Double Bedroom with window to front. Extensive built in wardrobes with hanging space and shelving.
- * Second Double Bedroom with window to rear. Built in wardrobes with hanging space and shelving.
- * Stylish Shower Room with white two-piece suite comprising wash hand basin with vanity unit below and WC. Shower compartment with shower and seat. Frosted window to rear.

Energy Efficiency Rating: D



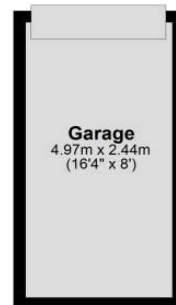
EXTERNAL

There is an attractive private garden located to the rear of the property with a lawn bordered by an attractive array of established plants and shrubs. Single garage located close by and ample unrestricted parking is available within the development.





First Floor
Approx. 73.5 sq. metres (791.3 sq. feet)



Photographs and floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.