

30 Craigmount Avenue North Corstorphine EH12 8DD

'Truly immaculate and newly upgraded extended linked bungalow within a sought after location.'

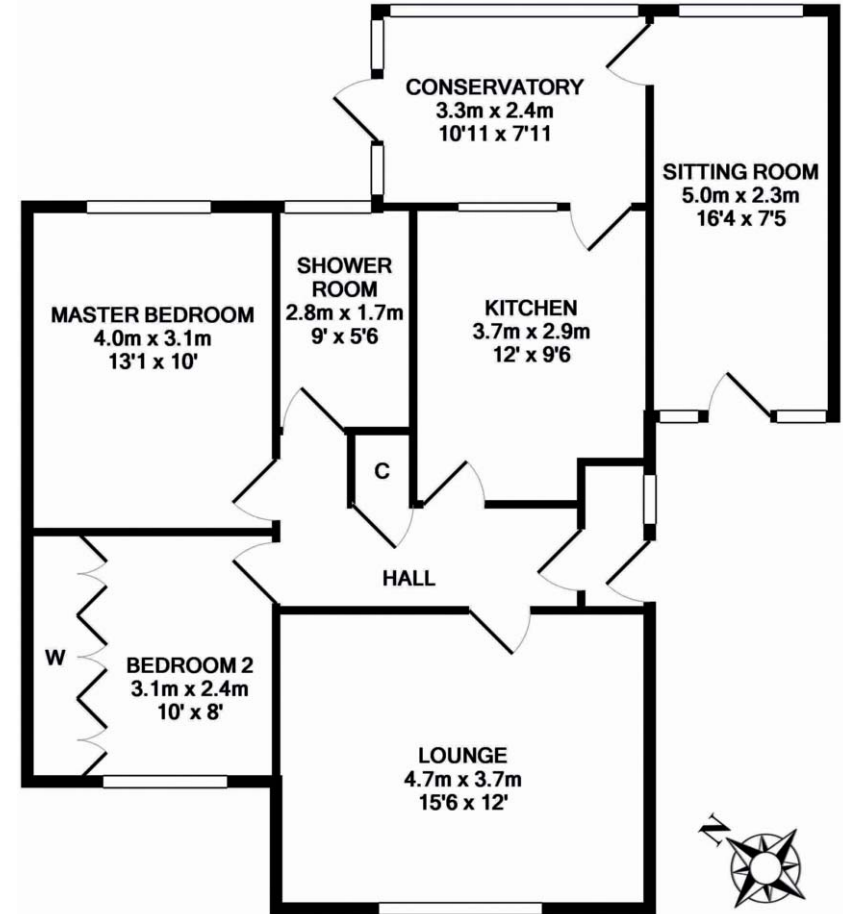
Vestibule, hallway, lovely bright lounge with living flame gas fire, sitting room/dining room with outlook front and rear, stylish refitted kitchen with built in appliances, conservatory overlooking rear garden, 2 double bedrooms and luxury shower room. High specification of finish. Loft. Gas central heating and double glazing. Gardens to front and rear including fully enclosed rear plus lengthy driveway to side.

LOUNGE	(15'6 X 12'0) 4.7M X 3.7M
SITTING ROOM/DINING ROOM	(16'4 X 7'5) 5.0M X 2.3M
CONSERVATORY	(10'11 X 7'11) 3.3M X 2.4M
KITCHEN	(12'0 X 9'6) 3.7M X 2.9M
MASTER BEDROOM	(13'1 X 10'0) 4.0M X 3.1M
BEDROOM 2	(10'8 X 8'0) 3.1M X 2.4M
SHOWER ROOM	(9'0 X 5'6) 2.8M X 1.7M

30 Craigmount Avenue North lies approximately 4 miles west of Princes Street and is therefore well placed for those working within the city centre with a regular bus service available on Drum Brae North and the Queensferry Road. Alternatively, the A8 Glasgow Road, A90 Queensferry Road and A720 Edinburgh City By-Pass allow for ease of commuting out with the area. Within the immediate vicinity there are amenities to meet every day needs including supermarkets, The Gyle Shopping Centre, public parks, golf courses, Edinburgh Zoo, Drum Brae Leisure Centre, David Lloyd Centre and a variety of shops on St John's Road. Schooling is well provided for with East Craigs Primary, Fox Covert RC Primary, Craigmount High and St Augustine's RC a short distance away. It is also worth noting the close proximity to the Edinburgh Business Park, Edinburgh Airport and Royal Bank of Scotland global headquarters at Gogarburn

ENERGY PERFORMANCE RATING D





30 CRAIGMOUNT AVENUE NORTH, EH12 8DD
 Measurements are approximate. Not to scale. Illustrative purposes only

Tel: 0131-622 9222
 Fax: 0131 622 7922
 Johnson Legal
 22a Rutland Square
 Edinburgh, EH1 2BB

These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.
 All measurements are approximate and are not warranted.
 No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposal, (c) whether or not Building Warrant and other necessary Consents have been obtained for any alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and (e) whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters. Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



Johnson Legal

