





41 CRAIGS PARK EAST CRAIGS EH12 8UL

In a peaceful courtyard setting around attractive, shared central gardens, this super Semi Detached Bungalow features wood flooring, gas central heating, double glazed windows, a floored attic, garage and an enclosed, southfacing rear garden.

Hall, spacious Lounge with feature window overlooking the courtyard garden, smart fitted Kitchen with appliances, 2 good Bedrooms and Bathroom with modern white three piece suite with shower and screen over the bath. Gas central heating and double glazing. Lock up Garage close by. Small front garden and a southfacing, enclosed garden to the rear.

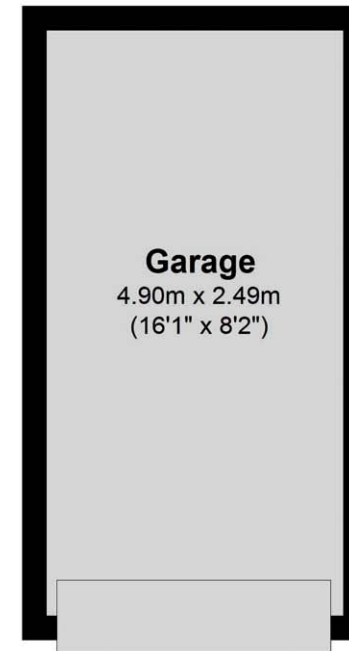
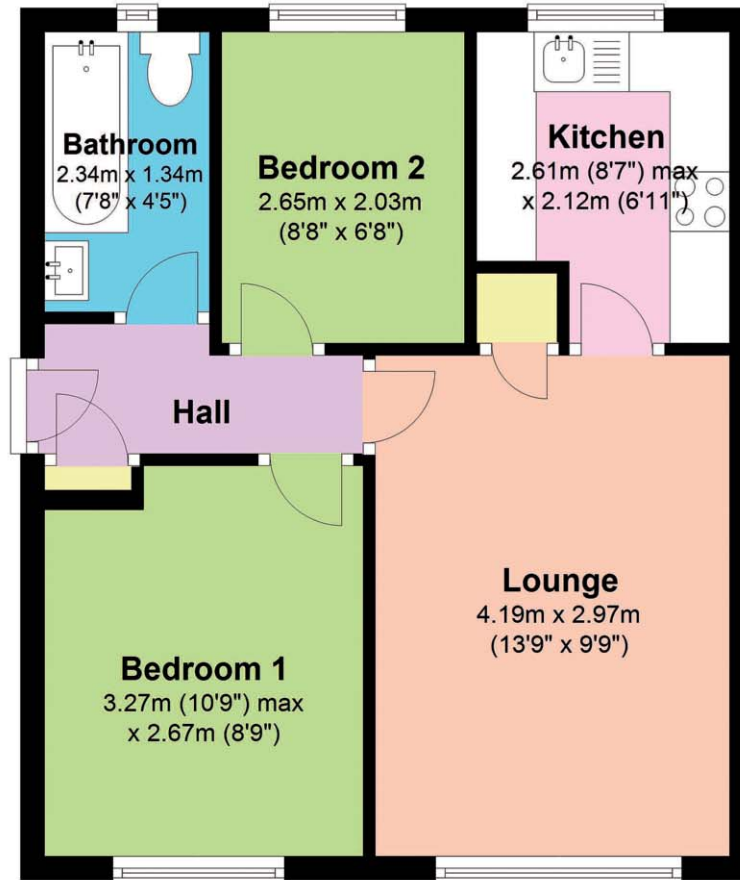
James Gibb manages the development dealing with the gardening and general maintenance of any communal areas. This property pays £120 per annum for this service.

East Craigs, by Corstorphine is an ever popular area to the west of the City served with a range of recreational facilities and amenities and the house is well located for The Gyle Shopping Centre, a 24 hour Tesco off Meadow Place Road and the varied selection of shops, bank and other stores found along St Johns Road. Nearby amenities in the area include The Gyle Park, Cammo Country Park, Turnhouse Golf Course and walks around Corstorphine Hill Nature Reserve. A number of bus services run to the City Centre and other areas from the main roads. In addition, the area is well located for motorway connections to the west and central Scotland, Fife, the Airport and City Bypass.

ENERGY PERFORMANCE RATING: D



Demonstrative only, not to scale



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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.

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