



2



2

40/5 East Craigs Rigg

Corstorphine, Edinburgh, EH12 8JA



JOHNSON LEGAL
SOLICITORS



An impressive first-floor flat, situated in a highly sought-after development five miles to the west of Edinburgh City Centre. The property is beautifully presented, comprising: a well-maintained communal entranceway, a welcoming entrance hall, superb sized bay windowed lounge/dining room with Juliette balcony, breakfasting kitchen, shower room and two double bedrooms with fitted wardrobes (master with en-suite).

The flat benefits from gas central heating, double glazing, generous storage, allocated parking space and lovely shared gardens with patio. Excellent amenities with the Gyle Shopping Centre and Business Park within easy walking distance. Great transport links to Edinburgh Airport and the Capital's City Centre. Fabulous local walks on the doorstep at Cammo Estate and nearby Corstorphine Hill.

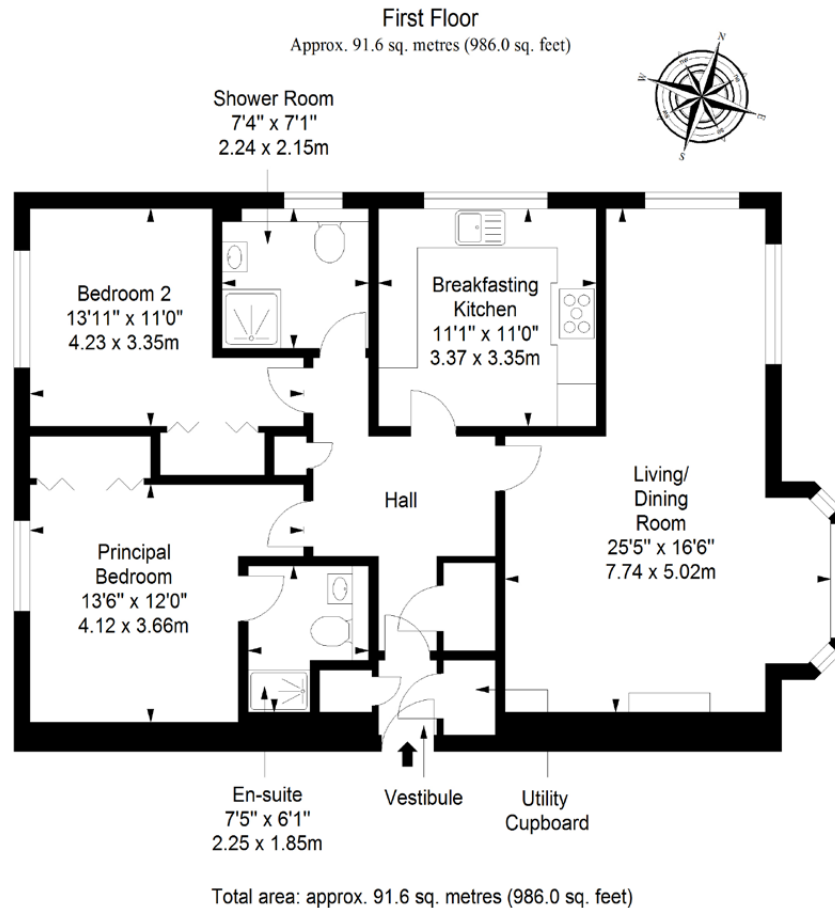
We recommend an early viewing to fully appreciate the quality of the accommodation on offer.

Extras: all fitted floor coverings, window coverings, and integrated kitchen appliances to be included in the sale.

EPC Rating - C



Floorplan



1 Lynedoch Place, Edinburgh, EH3 7PX | www.johnsonlegaledinburgh.co.uk | david@johnsonlegal.co.uk | 0131 622 9222

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 Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for 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 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
SOLICITORS