

CORSTORPHINE

36 Craigs Park, EH12 8UL
Offers Over £115,000

- *Quietly situated semi detached villa in secluded courtyard development*
- *Vestibule, living/dining room, kitchen, two bedrooms and bathroom/shower*
 - *Separate single garage*
- *Secluded and enclosed rear garden with views to Pentland Hills to south*
 - *Attractive communal courtyard with grassed area with mature trees*
 - *Full gas central heating and UPVC double glazing*

Viewing: Thursday 6.30 pm – 7.30 pm, Sunday 2 pm– 4 pm or telephone agents for appointment



Entrance vestibule

Accessed by UPVC double glazed door with glass panels. Deep cupboard with gas and electricity meters at lower level plus shelves providing storage. Laminate wood floor.

Inner door leads to:

Living room/dining room (21'4" x 10'3")



Large through room with double glazed windows to front and rear. Vertical blinds to front. Large shelved under stair cupboard providing ample storage and housing hot water boiler. Twin central ceiling lights. Two central heating radiators. TV aerial. Telewest connection. Two double and two single power points. Laminate wood floor.

Kitchen (8'1" x 6'11")

Fully fitted with ample base and wall units in a light oak finish. Stainless steel sink and drainer. Tiled splash backs. Electric cooker and fridge included. Space for freezer and automatic washing machine. Three single power points plus dedicated points at lower level. Window to rear with vertical blind. Laminate wood floor.

A carpeted stair leads from living room to upper landing. A window to the side with a wooden blind provides natural light.

Bedroom 1 (10'1 x 9'8")



Good sized, west facing double bedroom to the front of the property. Central heating radiator. Extra large storage cupboard with hanging rail and shelf above. Two single power points. Fitted carpet.

Bedroom 2 (10'9" x 8')

Set to the rear of the property with window overlooking the rear garden. Central ceiling light. Central heating radiator. Two single power points. Laminate wood floor.

Bathroom (7'7" x 4'6")

Large bathroom with frosted window to rear with blind. Three piece suite and Mira Sport electric shower with shower rail and chrome fittings. Tiled to ceiling level around bath. Wooden shelf. Mirror. Central ceiling light. Central heating radiator. Linoleum floor.

Externally



Excellent enclosed rear garden with views to Pentland Hills to south. Area of lawn, mature trees and shrubs with wooden fencing dividing the garden from the neighbouring properties. This area can be accessed from the kitchen or from the side of the property by an ornamental wrought iron gate leading to a monoblock path opening on to a Patio area. External tap.

There is an attractive communal area to front with grass, mature trees, borders and shrubs.

Garage

Separate single garage located off courtyard.

Extras

The fitted carpets and blinds together with the fridge and electric cooker are included in the purchase price.

Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



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