NEILSONS

Solicitors & Estate Agents

Fixed Price

£350,000

134/2 Turnhouse Road

West Craigs | Edinburgh | EH12 0EU

Set within West Craigs Village, this brand new three bedroom ground floor apartment by Cruden Homes offers contemporary living complemented by a large private balcony, providing space to relax outdoors. Local amenities, green spaces and transport links are all conveniently within reach and this home is sure to appeal to a wide variety of buyers.

- 3 bedrooms
- 1 public room
- 2 bathrooms
- Private balcony
- Communal gardens
- EPC rating – B
- Council tax band - G

Description

An entrance hallway with useful storage cupboards (one of which is plumbed for a washer/dryer) opens into an impressive open plan living, dining and kitchen area, offering generous proportions and direct access to the private balcony. The kitchen layout incorporates an island, with ample room beyond for both dining furniture and comfortable seating, creating an inviting setting for everyday living and entertaining. The principal bedroom benefits from built in wardrobes and its own en-suite shower room, while two further bedrooms provide flexibility for guests or working from home. A separate bathroom with a crisp white suite completes the accommodation. Additional benefits include gas central heating, double glazing and a ten year NHBC warranty.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Extras

Included in the sale will be the gas hob and electric oven, washer/dryer and integrated fridge/freezer and dishwasher.

Gardens

Well maintained communal gardens surround the development.

Factoring

The communal areas and grounds are maintained by Ross & Liddell at a cost of approximately £960 per annum with a £500 float and this includes buildings insurance,

Reservation Process

A £1,000 reservation fee is payable with a further £2500 due on conclusion of missives.

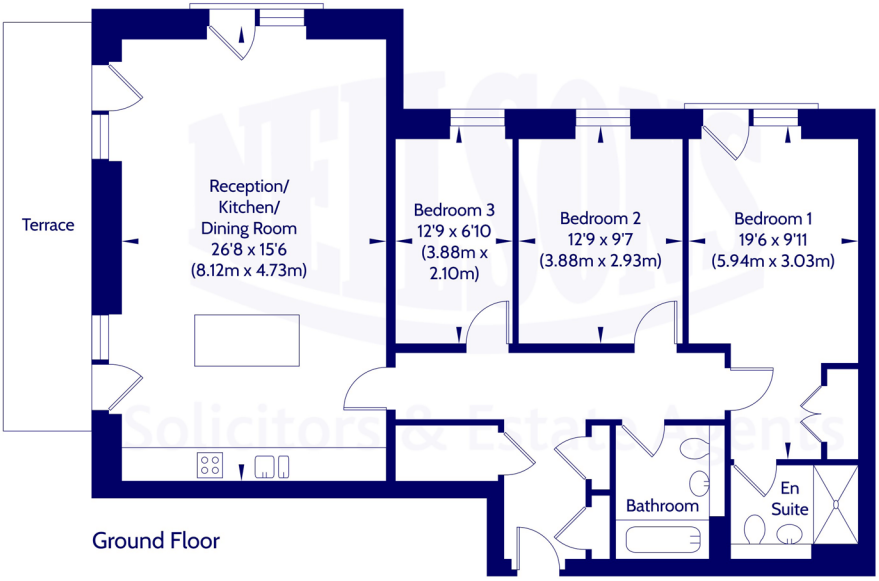
Viewing

By appointment through Neilsons (0131 625 2222).

Location

The property is located in the modern development of West Craigs Village which is creating a whole new community with a nursey and primary school, GP surgery, large areas of green space and parklands, a number of walking and cycle routes, and a proposed café. Within the wider area of Corstorphine, many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer a varied range of high street named stores. The area enjoys many leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, Cammo Estate, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport to the city centre and surrounding areas. The location enjoys ease of access to the City Bypass linking the main Scottish motorway network system and Edinburgh International Airport.

Approx. Gross Internal Floor Area 100 Sq M / 1074 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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- Wills
- Powers of Attorney
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For helpful, friendly, personal advice, get in touch.

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