FOR SALE

Offers Over £375,000 Freehold



1 Craigmount Brae, Craigmount, Edinburgh. EH12 8XD

- Five bedroom semi-detached family home
- Well-connected Craigmount location
- Accommodation arranged over three floors
- Bright dining kitchen with integrated appliances
- Exceptionally spacious living room
- French doors opening onto the rear garden
- Impressive principal bedroom with built-in wardrobes
- Four additional versatile bedrooms
- Family bathroom and principal en-suite shower room
- Gas central heating and double glazing
- Enclosed rear garden with deck, lawn, and shed
- Two allocated residents' parking spaces

Watermans

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PROPERTY DESCRIPTION

Enjoying a convenient setting in well-connected Craigmount, close to local schools, green spaces, everyday amenities, and transport links, this generously proportioned semi-detached house offers a flexible family home extending to approximately 1,485 square feet. Arranged over three floors, it combines five bedrooms and two bathrooms with stylish contemporary interiors, sociable living space, and an enclosed rear garden. The front entrance is gated and enjoys a leafy outlook beneath an established mature tree.

Extras: All fitted floor and window coverings, light fittings and appliances are included in the sale. Integrated appliances include oven, gas hob and extractor, microwave and dishwasher. Freestanding appliances include fridge-freezer and washing machine.





ROOM DESCRIPTIONS

Ground Floor

A welcoming entrance porch opens into the hall and the bright dining kitchen. Fitted with attractive sage-green cabinetry, wood-effect worktops, tiled splashbacks, and integrated appliances, this inviting space accommodates a dining table for relaxed family meals. Beyond, an exceptionally spacious living room is enhanced by modern wall panelling, generous seating space, and French doors opening directly onto the garden, creating an easy connection between indoors and out.

Upper Floors

On the first floor are three versatile bedrooms, each offering built-in storage and space for freestanding furniture. Two are elongated double rooms, while the third is also a comfortable double. Any of these rooms could readily serve as a home office, nursery, or additional sitting room if preferred. A modern family bathroom completes this level, equipped with a shower-over-bath and useful vanity storage. The second floor is devoted to two further bedrooms, including an impressive principal bedroom with built-in wardrobes and its own en-suite shower room. The adjoining fifth bedroom provides an ideal dressing room, study, or nursery.

External

Externally, the enclosed rear garden offers a private southwest-facing space for recreation and relaxation, featuring a timber deck for outdoor seating and dining, a manageable lawn, and a garden shed. Two allocated residents' parking spaces are available nearby. With its substantial footprint, adaptable accommodation, and family-friendly location, this appealing property presents an excellent opportunity for growing households seeking space and convenience in western Edinburgh.

Area - Craigmount

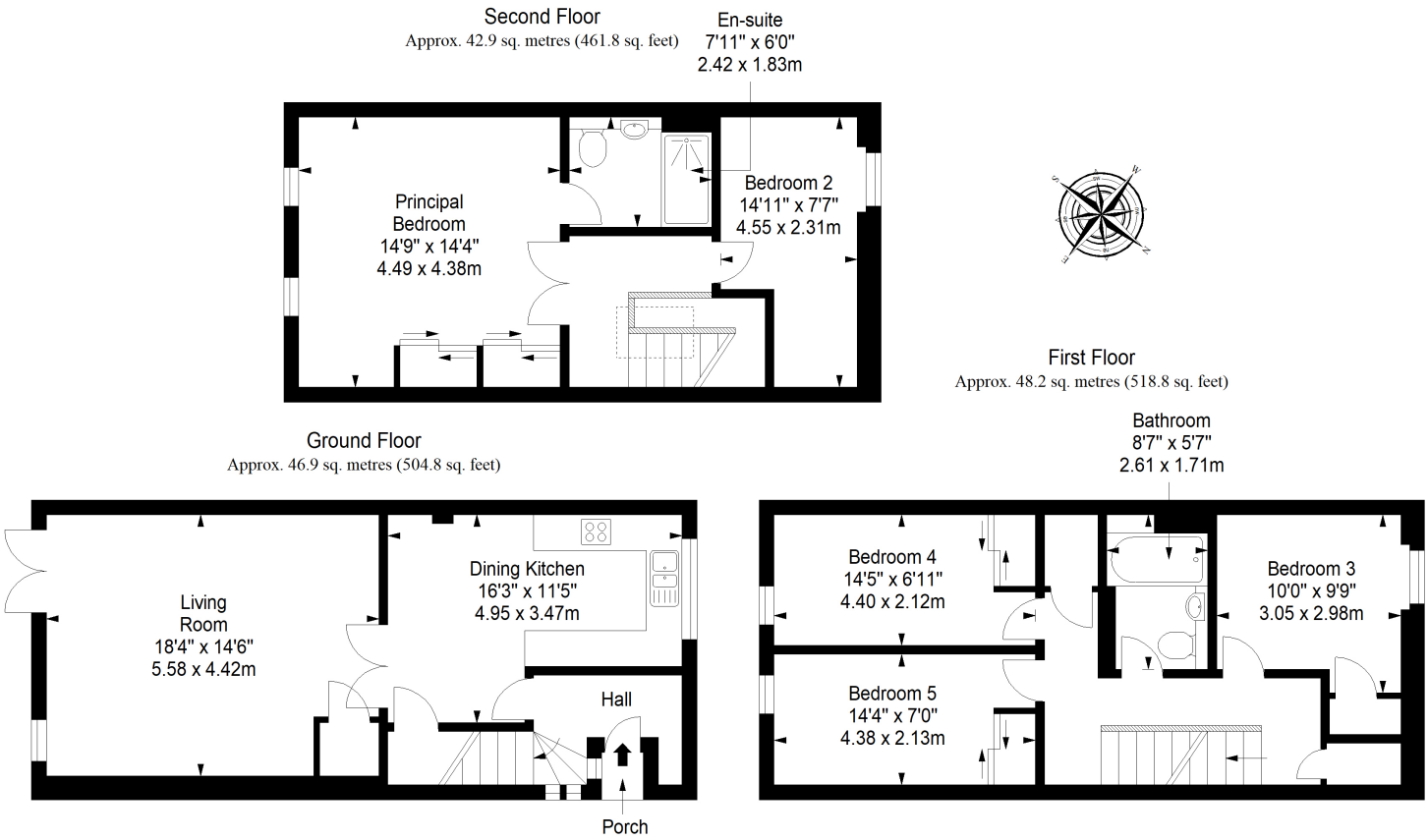
Situated to the north-west of Edinburgh next to the picturesque green belt, the popular residential area of Craigmount has a network of country walks, pathways and parks right on its doorstep, Golf enthusiasts can enjoy a relaxed round at one of the several surrounding courses, while excellent sport and recreational activities are available at nearby. Craigmount is well-served by a comprehensive range of local shops and amenities, with more extensive shopping facilities offered in neighbouring Corstorphine. Popular with young families, Craigmount is within the catchment area for well-regarded schools at primary and secondary level, with a selection of private schooling available close by. Ideal location for commuters as offers quick and easy access to Edinburgh city bypass, M8/M9, A90 and Edinburgh Airport. The area also enjoys fantastic public transport links.



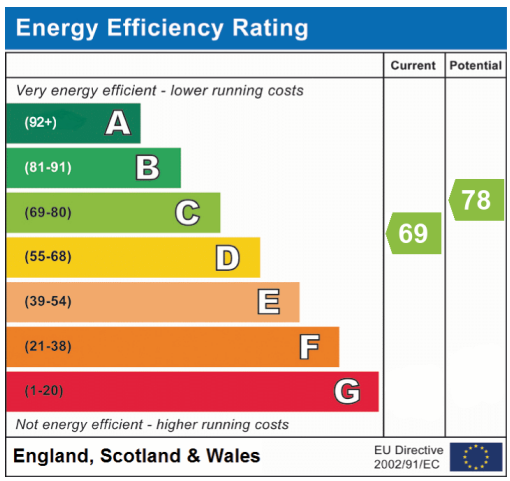


FLOORPLAN & EPC

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Total area: approx. 138.0 sq. metres (1485.4 sq. feet)



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