11 Lennie Cottages,

Craigs Road, Edinburgh, EH12 0BB



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Enjoying a delightful position on the periphery of Edinburgh, with stunning open views across Turnhouse Golf Course, 11 Lennie Cottages offers a rare opportunity to acquire a charming country-style cottage within easy reach of the city centre. Brimming with original character and period features, this appealing home combines traditional charm with modern comforts, making it an ideal family residence.

The accommodation is entered via an entrance vestibule leading to a welcoming hallway. To the rear, the spacious lounge is enhanced by a cosy wood-burning stove. The separate dining room, with window to the front, features a charming fireplace and useful storage cupboard.

The fully upgraded kitchen has been thoughtfully fitted with an excellent range of base and wall-mounted units and comes complete with integrated oven, hob, extractor hood, microwave and dishwasher, together with a fridge/freezer and washing machine which are included in the sale.

A generously proportioned double bedroom is located on the ground floor and benefits from fitted wardrobes (please note the fireplace will be removed prior to sale). Completing the lower level is a modern shower room. On the upper floor there are three further bedrooms and an additional shower room, providing flexible accommodation for growing families or those requiring home working space.

Externally, the property enjoys gardens to both the front and rear. The enclosed rear garden is principally laid to lawn and features a decking area perfectly positioned to take advantage of the beautiful open views. A charming summer house with power supply provides an ideal retreat, home office or hobby space. There is also access to a shared drying green.

Further benefits include gas central heating and double glazing throughout.

Properties in this sought-after setting are rarely available and early viewing is highly recommended to fully appreciate the character, space and exceptional outlook offered by this unique home.

AreaDescription

Corstorphine is a thriving local community, around four miles west of Edinburgh city centre. Here you'll find a diverse range of property types, from traditional villas and bungalows to smart new-build flats and family homes. The area's main road is one of the city's major arteries, providing an efficient route in and out of the city, and to and from Glasgow and Stirling. This convenient location means the city centre, the bypass and M8 are all easy reachable, either by bus or by car. There are good local amenities, with more comprehensive shopping to be found at the Gyle Shopping Centre just a short journey away. The world-famous Edinburgh Zoo is based here and Murrayfield Ice Rink is also nearby.





















Accommodation

Lounge:	4.62m x 4.1m (15'2" x 13'5")
Dining Room:	3.43m x 2.82m (11'3" x 9'3")
Kitchen:	3.38m x 3.5m (11'1" x 11'6")
Bedroom 1:	3.94m x 3.3m (12'11" x 10'10")
Shower Room:	2.4m x 1.32m (7'10" x 4'4")
Bedroom 2:	3.7m x 3.38m (12'2" x 11'1")
Bedroom 3:	3.86m x 3.68m (12'8" x 12'1")
Bedroom 4:	3.86m x 2.77m (12'8" x 9'1")
Shower Room:	1.73m x 1.63m (5'8" x 5'4")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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