



GROUND FLOOR FLAT located in the quiet yet established development within the residential area of Corstorphine. EH & DG. Single lock-up garage. Hallway, lounge, kitchen, 3 bedrooms & bathroom. Requires a degree of internal upgrading which is reflected in the price.

**32/2 CRAIGMOUNTHILL , EDINBURGH, EH4 8HX**

**OFFERS OVER: £150,000**

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GROUND FLOOR FLAT located in the quiet yet established development within the sought after residential area of Corstorphine. Electric heating and double glazing. Single lock-up garage. Secured entry and shared gardens to rear. Requires a degree of upgrading which is reflected in the price.

Welcoming large hallway giving access to all accommodation. Large walk-in storage cupboard together with further storage cupboard where you will find the water tank located. The lounge offers a great living space with window to the rear. The kitchen is to the rear also hosting a variety of wall and floor units providing ample storage and work space.

Three double bedrooms all located to the front. Bathroom hosting w.c, wash hand and bath.

The property is close to excellent amenities, many commuter links and easy reach of Edinburgh Airport.

Early viewing is recommended to appreciate the accommodation on offer.

### ACCOMMODATION

Hallway –

Lounge – 4.66m(15'2")x3.81m(12'5")approx.

Kitchen – 2.90m(9'5")x2.68m(8'7")approx.

Bedroom one – 4.76m(15'6")x3.00m(9'8")approx.

Bedroom two – 3.83(12'5")x2.30m(7'5")approx. longest point

Bedroom three - 2.90m(9'5")x2.35m(7'7")approx.

Bathroom – 2.90m(9'5")x1.61m(5'2")approx.

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The agent has Not tested any apparatus, equipment, fixture Or services And cannot verify that they are In working order Or fit For their purpose, neither has the agent checked the legal documents To verify the tenure Of the Property. The prospective purchasers are advised To obtain verification from their Solicitor Or Surveyor. The above particulars whilst carefully prepared are Not warranted And Do Not form part Of any contract Of sale. Interested parties should have their own solicitor note their interest With the selling agents In order that they may be informed If a closing Date Is Set For the receipt Of offers. The sellers Do Not bind themselves To accept the highest Or any offer.

#### SELLING

Do you have a Property To sell? Blair & Bryden (BestMove Scotland) can offer you a free valuation And advice On the sale Of your present Property. Should this be Of interest please ask For Carol Knox On 01475 558421 Or Harry Gray On 01475 558420.