

# 38

**38 CRAIGMOUNT AVENUE NORTH  
CORSTORPHINE  
EDINBURGH  
EH12 8DD**

This traditional detached bungalow displays good sized accommodation and occupies an attractive plot within Edinburgh's much sought after Corstorphine district.

Entrance vestibule, reception hallway, sitting room, dining sized kitchen, rear porch, two double bedrooms and shower room.

Gas central heating and double glazing. Mature well stocked gardens with driveway.





## GENERAL DESCRIPTION

This traditional detached bungalow displays good sized accommodation and occupies an attractive plot within Edinburgh's much sought after Corstorphine district. The accommodation has an internal layout comprising – entrance vestibule; reception hallway with access to all rooms; well proportioned bay windowed sitting room with feature fireplace; dining sized kitchen with side window and rear facing window overlooking the garden; rear porch off kitchen with cupboard and door to the rear garden; double bedroom one with window to the rear; double bedroom two with window to the front; shower room with window to the rear displaying a three piece suite. The property's specification gas central heating and all windows are double glazed. Externally the property is set within a good sized mature plot with driveway to the side.

## SITUATION

The historic area of Corstorphine lies within easy reach of the City Centre and is renowned for its tree lined streets and green open spaces. There are many excellent amenities close at hand including several sports clubs, golf courses at Ravelston and Murrayfield and of course the Murrayfield Stadium and Ice Rink. Schooling is well represented in both the state and private sectors. Regular bus links provide easy access to Edinburgh International Airport, the City Centre and beyond. For shopping requirements there are a good range of local shops on St John's Road, a large Tesco Extra superstore just off Glasgow Road and the Gyle Shopping Centre is only a short drive away. There is convenient road access westwards towards the City bypass, Edinburgh International Airport and the motorway links to the North, South and West.





### ACCOMMODATION

(All sizes approximate and at widest point)

SITTING ROOM 17'6" x 13'0" 5.34m x 3.98m

KITCHEN 12'0" x 11'1" 3.66m x 3.37m

BEDROOM ONE 14'0" x 12'0" 4.27m x 3.68m

BEDROOM TWO 12'0" x 12'0" 3.68m x 3.68m

SHOWER ROOM 8'6" x 5'10" 2.59m x 1.79m

### ENTRY

By Arrangement.

### PRICE & VIEWING

For asking price and viewing arrangements please telephone Russel + Aitken on 0131 202 0600 or [www.espc.com](http://www.espc.com)

### ENERGY EFFICIENCY RATING: D

### NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

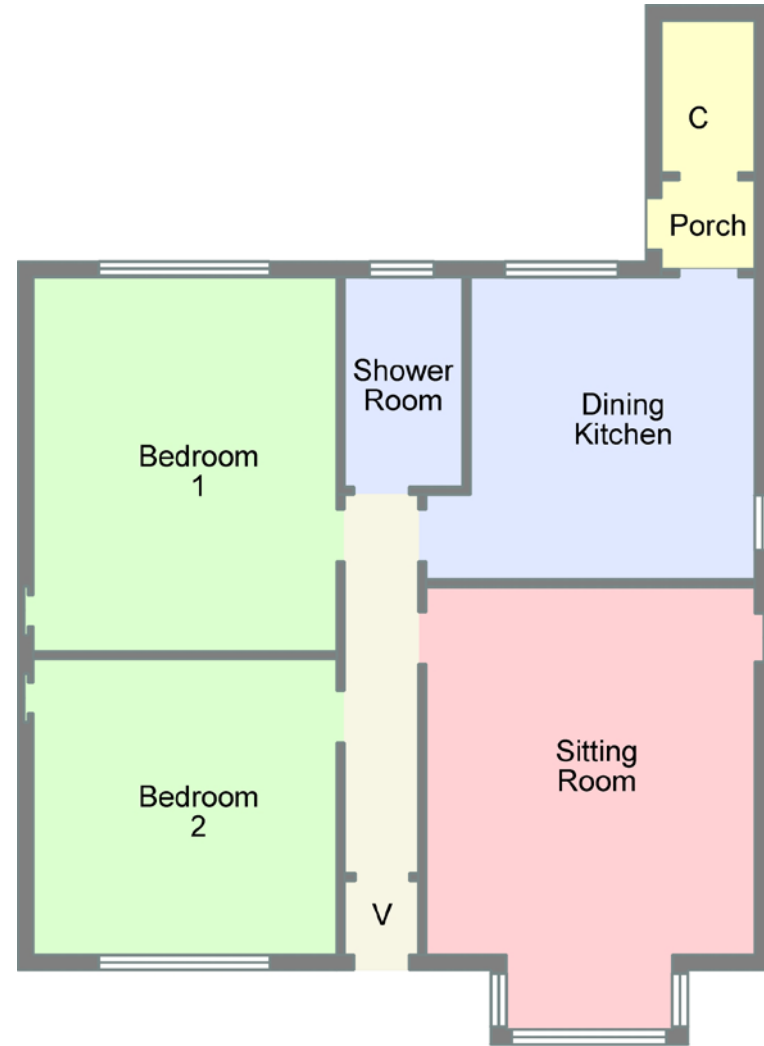




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**38 Craigmount Ave North**  
Schematic Diagram only - Not to scale