



Highly desirable detached villa

Making for a spacious family home

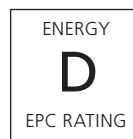
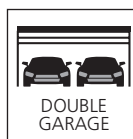


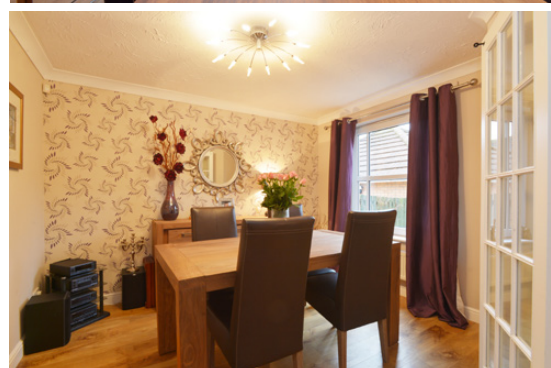
17 East Craigs Rigg

Corstorphine, Edinburgh, EH12 8JA



Scan Here!





Corstorphine



This property is situated in the Corstorphine district of Edinburgh, ideally placed for local shopping, transport, educational and recreational facilities.

Local shopping can be found close by at the Gyle Shopping Centre with its major High Street outlets namely Marks & Spencers and Morrisons to name but a few and here you will find everything for all your monthly requirements.

There is an excellent bus services a few minutes from the property which will take you east into the city centre and beyond or heading west to Edinburgh Airport and the outskirts, there is also South Gyle train station which is within easy walking distance of the property. The Edinburgh city bypass is within minutes drive from the property and provides access to a number of areas within the city and to East Lothian and the A1. The property is also ideally placed for easy access to the M8 and M9 motorway networks.

Local state and private schools are also a short distance from the property as are a wide range of recreational facilities.



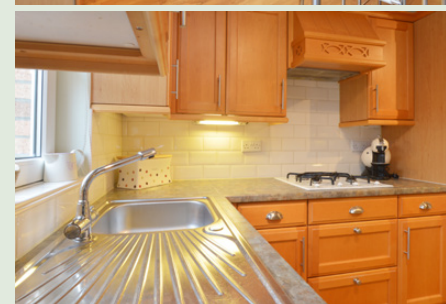
ROYAL BURGESS GOLF CLUB | CRAMOND BRIG

17 East Craigs Rigg

An excellent opportunity has arisen to acquire this highly desirable four bedroom detached villa, making for a spacious family home and located within the Corstorphine area of Edinburgh, Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly comprising;

Ground Floor: entrance hallway with an under-stair storage cupboard, a two piece, partially tiled WC, a bright and spacious lounge including a feature gas fire with marble surround, a large, partial brick, full double glazed conservatory, constructed

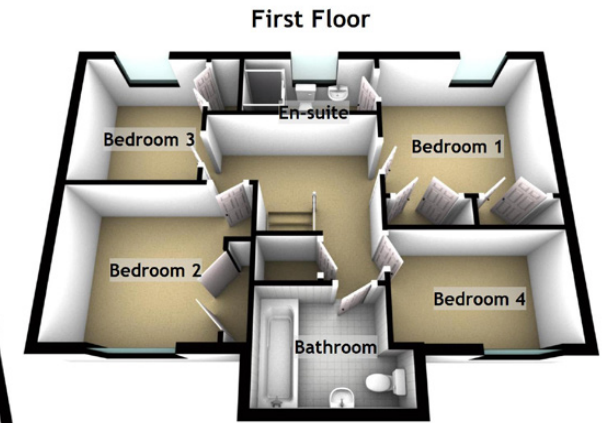
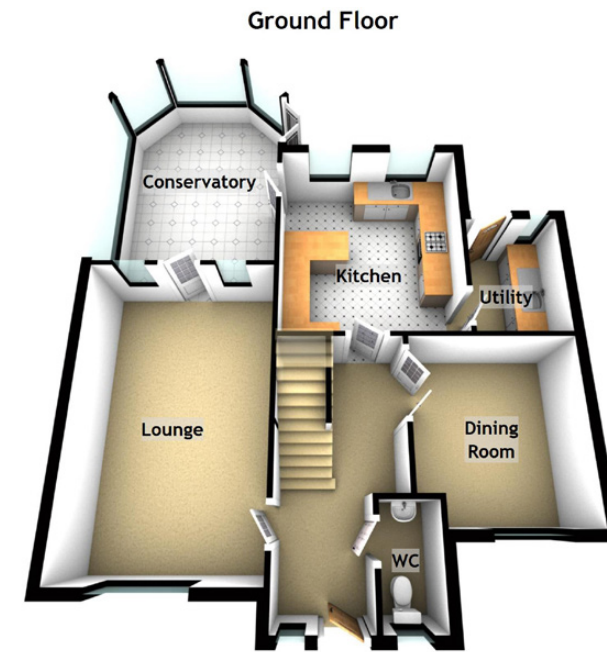
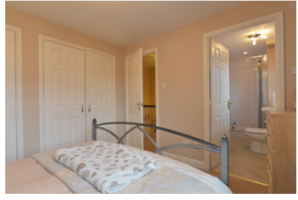


approx. 2005, with access to the rear garden through double patio doors, a dining room, a fully fitted, partially tiled kitchen, benefiting from an integrated dishwasher, oven/grill, fridge, extractor hood, wine rack, under-unit lighting and a breakfast bar and a fully fitted, partially tiled utility room with further access to the rear garden.

First Floor: landing including an over-stair airing cupboard, master bedroom with two double built-in wardrobes and a three piece, partially tiled en-suite shower-room with heated towel rail and extractor fan, two further double bedrooms, both of which have double built-in wardrobes, a single bedroom, with the option of a study and a three piece, partially tiled family bathroom, benefiting from an over-head shower, heated towel rail and extractor fan.

Attic: accessed via the landing, providing more than adequate additional storage space.

This property also benefits from; gas central heating, full double glazing, a double driveway to providing off-street parking for up to four cars, as well as more than adequate on-street parking to accommodate for visitors and private garden grounds surrounding the property, including a patio area to the rear and a paved drying area to the side.



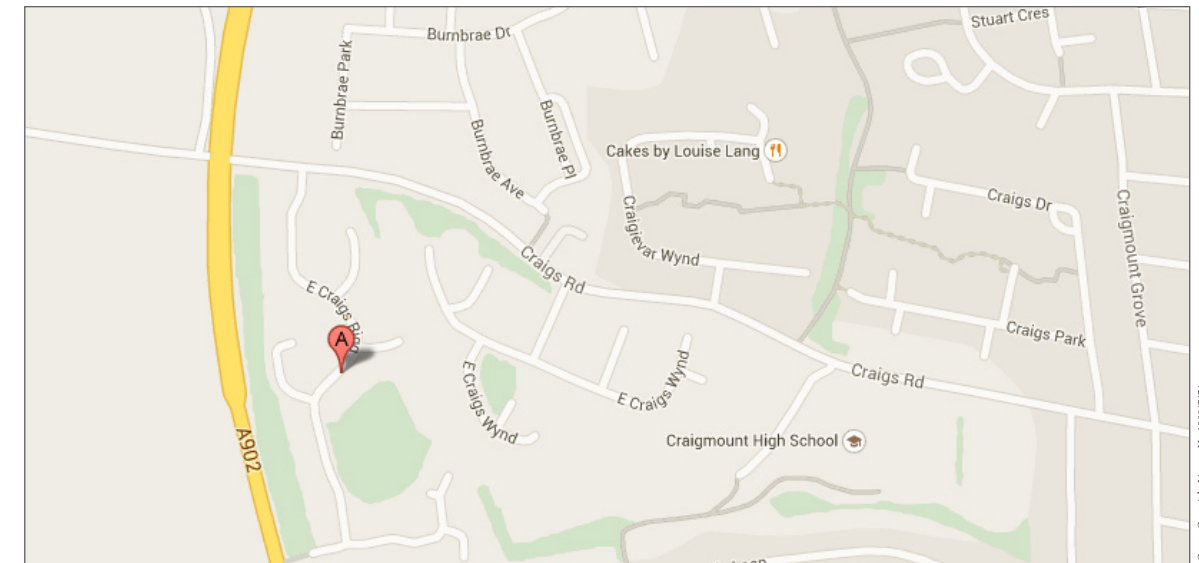
APPROXIMATE DIMENSIONS (Taken from the widest point)

Lounge	5.79m (19') x 3.45m (11'4")
Conservatory	4.36m (14'4") x 3.06m (10')
Kitchen	3.91m (12'10") x 3.50m (11'6")
Dining Room	3.29m (10'10") x 3.00m (9'10")
Bedroom 1	3.29m (10'10") x 3.07m (10'1")
En-suite	2.72m (8'11") x 1.25m (4'1")
Bedroom 2	3.59m (11'9") x 2.97m (9'9")
Bedroom 3	2.79m (9'2") x 2.51m (8'3")

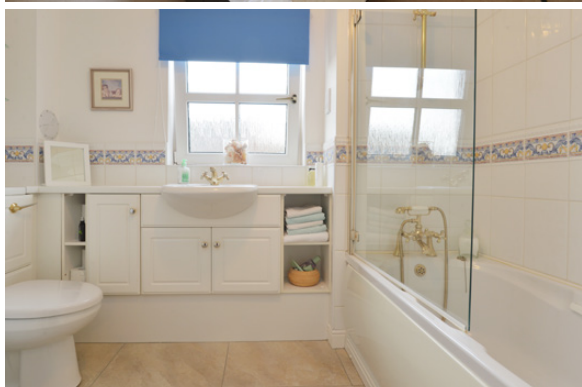
Bedroom 4	3.29m (10'10") x 2.08m (6'10")
Bathroom	2.33m (7'8") x 2.07m (6'9")
WC	1.50m (4'11") x 1.00m (3'3")

EXTRAS (Included in the sale)

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floors. Please note, other items may be available through separate negotiation.



Bedrooms & Bathrooms





McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street

Edinburgh, EH7 4LB

Telephone: 0131 524 9797

Fax: 0131 556 5129

Email: info@mcewanfraserlegal.co.uk

www.mcewanfraserlegal.co.uk



THE SUNDAY TIMES
THE SUNDAY TIMES



THE SUNDAY TIMES
THE SUNDAY TIMES



THE SUNDAY TIMES
THE SUNDAY TIMES

Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the properties suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
SEAN NICOL
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
EMMA PATRIZIO
Senior Designer