



## 32 Craw Yard Drive, Edinburgh, EH12 9LU

Light and Tastefully Presented, Three-Bedroom, End-Terrace Home

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# Property Description

Light and tastefully presented, three-bedroom, end-terrace home, with gardens and an allocated parking space. Located in a modern, residential development, in the desirable South Gyle area, west of Edinburgh city centre.

Superbly situated for the Gyle and Sighthill business districts, with exceptional public and private transport links.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms, a family bathroom, utility area and a ground-floor WC.

Highlights include a modern fitted kitchen (with appliances) and bathroom suites, gas central heating and double glazing. In addition, there is contemporary flooring, light neutral decor and good storage, including a loft space.

Externally, there is low-maintenance landscaping to the front, whilst the enclosed rear garden includes a patio, a lawn and a gate to the private parking space.

The entrance hall has space for outerwear and gives access to the carpeted stairway and to the living room. Modern herringbone-style, wood-effect flooring continues from the hall into the living room, which includes a deep built-in store and a wall-mount TV point. Set off the living room, the dining kitchen offers superb natural light, with a door to the rear garden, space for a dining table and stylish flooring. Fitted units include stone-effect worktops, with matching upstands, a tiled surround, LED kick plate lighting, a sink with a drainer, a fridge/freezer, an integrated dishwasher, a double oven and a gas hob. Set off the kitchen is a utility area, with a worktop and a washing machine, together with access to a WC.

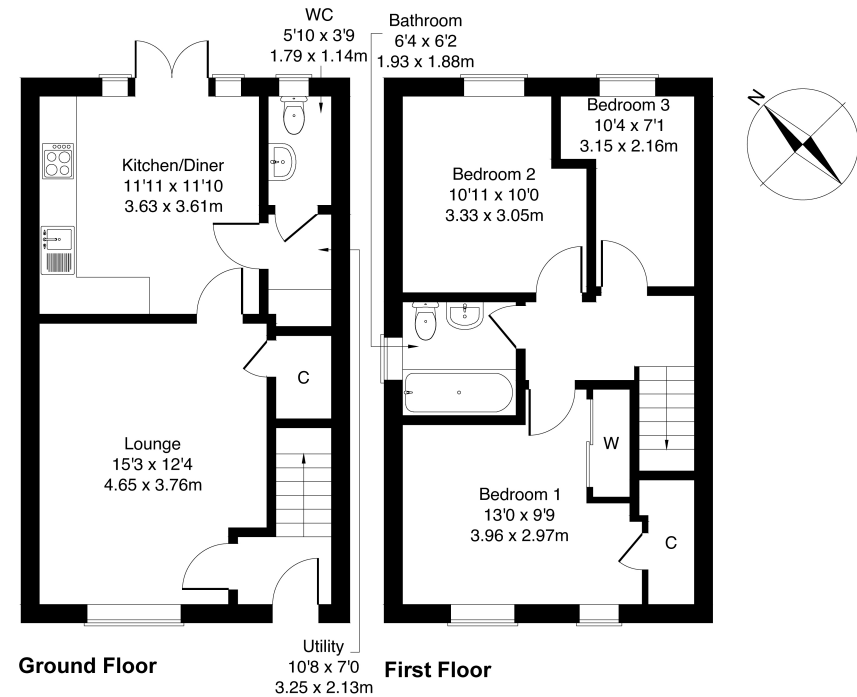
On the first floor, two carpeted double bedrooms are set to opposite aspects, with front-facing bedroom one featuring built-in wardrobes. A third flexible bedroom has a rear-facing window, wood-effect flooring, and a pendant light fitting.

Completing the accommodation, a family bathroom has a side aspect window and is fitted with a modern three-piece suite, a shower-over-bath and tiled splash walls.



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Approximate Gross Internal Area: (873 sq ft - 81 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

South Gyle is a popular residential area on Edinburgh's western periphery and is ideal for both the city commuter and those working outwith, offering quick and easy access to the major routes on the western side of town, to the city bypass and M8 motorway. Adjacent to Edinburgh Business Park, the Gyle Shopping Centre offers a good variety of high-street names, an M&S store and a Morrisons supermarket. While, the bustling

shopping streets of Corstorphine are also nearby, with numerous cafes, restaurants and independent retailers, as well as open green spaces. A frequent bus and tram service provides easy access to the city centre, with South Gyle and Edinburgh railway stations also just a short distance away. The property is also well-placed for Edinburgh College, and Napier and Heriot-Watt universities.





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