



35 East Craigs Wynd, East Craigs, Edinburgh, EH12 8HJ

Modern, Four-Bedroom, Detached Home with Gardens, Garage & Driveway

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Property Description

Beautifully-presented and spacious, four-bedroom, modern detached family home, with gardens, garage and driveway. Set in a modern, factored and maintained, family-orientated residential development in East Craigs, west of Edinburgh centre.

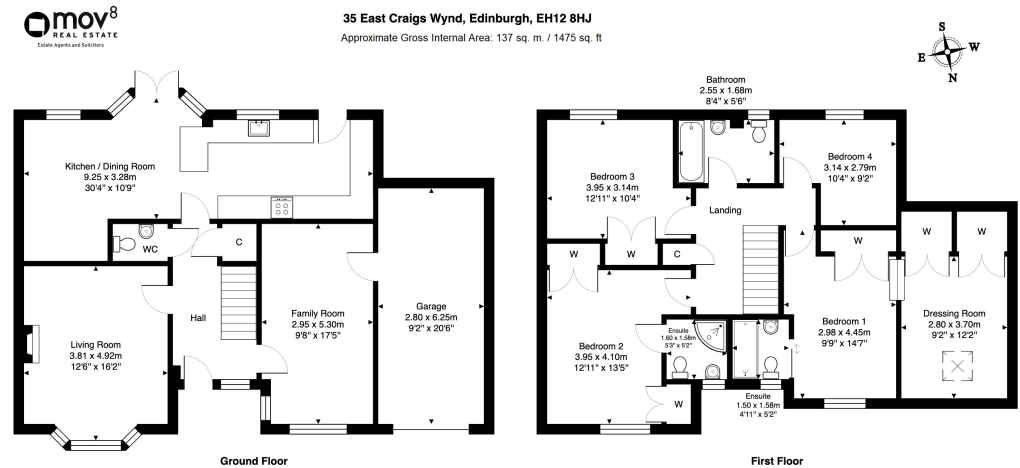
Comprises an entrance hallway, living room, family room, kitchen/dining room, four flexible bedrooms, two en-suite shower rooms, a family bathroom and a ground floor WC.

Ready-to-move-in, highlights include a quality fitted kitchen with integrated appliances, modern bathroom suites, and good storage including bedroom wardrobes and a loft. In addition, there are multiple TV and phone points, contemporary decor and flooring, gas central heating, and double glazing.

Externally there is a well-maintained southerly-facing rear garden with a lawn and a decked patio; with a double driveway and a lawn to the front. The development also offers additional unrestricted on-street parking and visitors' spaces and well-maintained communal grounds.

A welcoming entrance hall affords access throughout the ground floor, including a convenient WC and storage cupboard, and the stairs leading to the upper hall. Set to the front, with a large bay window, the tastefully finished living room features a fireplace, a wall-mount TV point and wood effect flooring continuing from the hall and the kitchen/dining room; whilst a family room is set on the opposite side, and offers further lounge space and internal garage access. Set to the rear, the stylish kitchen offers a dining and a separate breakfast area, patio doors and a further door accessing the southerly-facing garden. Whilst modern fitted units and worktops include an integrated induction hob with an extractor hood, a double eye-level oven, a fridge/freezer and a wine cooler.

On the upper floor, set to the front, the well-presented master bedroom features carpeted flooring, a central light pendant, a built-in wardrobe, a modern en-suite shower room, and a generous dressing room with two built-in wardrobes. Bedroom two is similarly well-sized and finished, also set to the front, with two built-in wardrobes and an en-suite shower room, whilst two further carpeted bedrooms are set to the rear, overlooking the garden. Completing the accommodation, the bathroom is fitted with a modern three-piece suite with tiled splash walls and a ladder-style radiator.



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





Area Description

East Craigs is ideal for both the city commuter and those working outwith the city, offering quick and easy access to the major routes on the western side of Edinburgh. The Edinburgh city bypass, M8, and routes to West Lothian and the Forth Road Bridge are easily reached by car, as are the shopping centre and business parks at The Gyle and Hermiston Gait, offering a selection of high-street retailers, as well as Morrisons and Tesco supermarkets. Around a mile or so lies St John's Road, the main shopping thoroughfare of Corstorphine, which has a good mix of national and local retailers, as well as bars, restaurants and service outlets. School is available at all levels, with East Craigs Primary and Corstorphine Primary; and secondary schooling at St. Augustine's RC and the well-regarded Craigmount High School.















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