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22 Craw Yard Drive, Edinburgh, EH12 9LU

Light & Immaculately Presented, Two-Bedroom, Mid-Terrace Home with Gardens

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Property Description

Light and immaculately presented, two-bedroom, mid-terrace home, with gardens and an allocated parking space. Located in a modern, factored, 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, two double bedrooms, a family bathroom, a utility area and a ground-floor WC.

A superb opportunity, ready-to-move-in, with light tastefully decor throughout, and all furnishings and appliances available for inclusion in the sale. Further highlights include a modern fitted kitchen and bathroom suites, gas central heating, double glazing and excellent storage including bedroom wardrobes and a loft space.

Externally, the property benefits from low-maintenance landscaping to the front; whilst to the rear, the enclosed garden includes a patio, a synthetic turf lawn, and a gate to the residential parking.

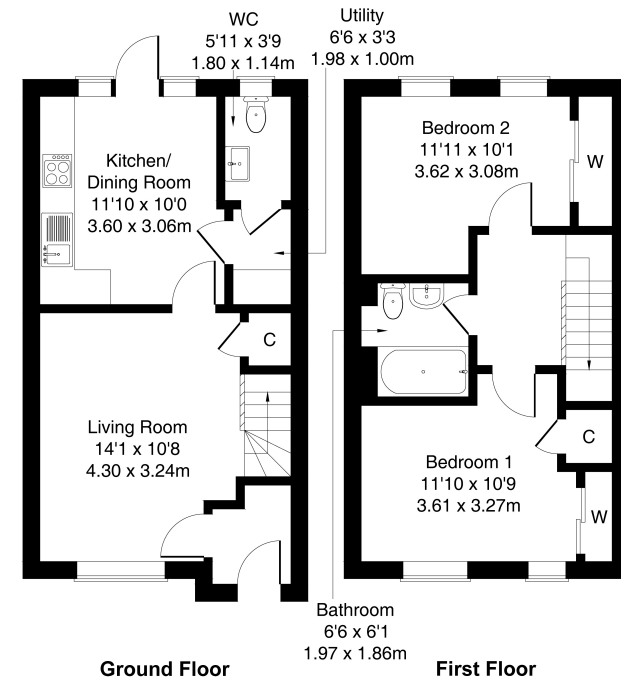
A welcoming entrance opens into a tastefully finished, front-facing living room, enjoying a southerly aspect allowing plentiful natural light, and featuring carpeted flooring, an understair storage cupboard, and a central pendant light fitting. Set to the rear, a stylish kitchen offers space for dining and features patio doors leading to the garden. Modern fitted units include wood effect worktops with matching upstands, a tiled surround and a sink with drainer; with appliances including an integrated oven, a gas hob with an extractor hood and a freestanding fridge/freezer. Set off the kitchen, the utility room includes a washing machine and affords access to a convenient WC.

On the upper floor, two double bedrooms are set to opposite aspects, similarly sized and well-finished, with light decor, carpeted flooring, and built-in wardrobes with mirror sliding doors, with bedroom one including a further built-in storage cupboard. Completing the accommodation, set internally off the upper hall, the bathroom is fitted with a modern three-piece suite including a mains mixer shower over the bath and tiled splash walls.

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Approximate Gross Internal Area: (764 sq ft - 71 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, and close to the Royal Bank headquarters at Gogar, the Gyle Shopping Centre offers a good variety of

high-street names, an M&S store and a Morrisons supermarket. The bustling shopping streets of Corstorphine are also nearby. A frequent bus and tram service provides easy access to the city centre, with South Gyle railway station 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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