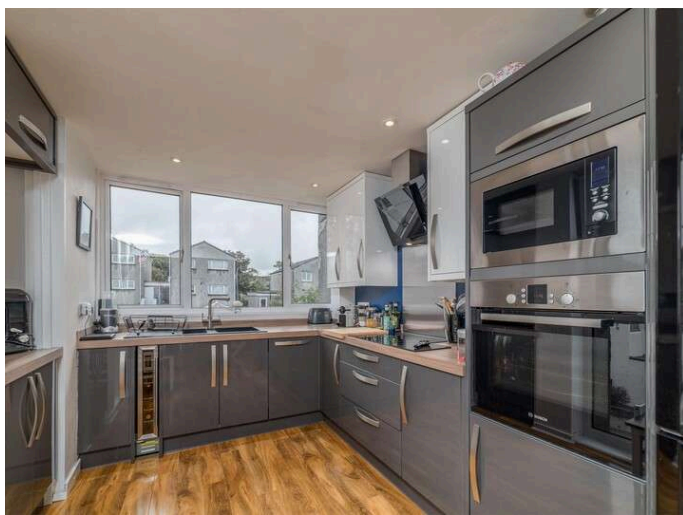


Craigmount Court, Edinburgh, EH4 8HL



Working harder for you



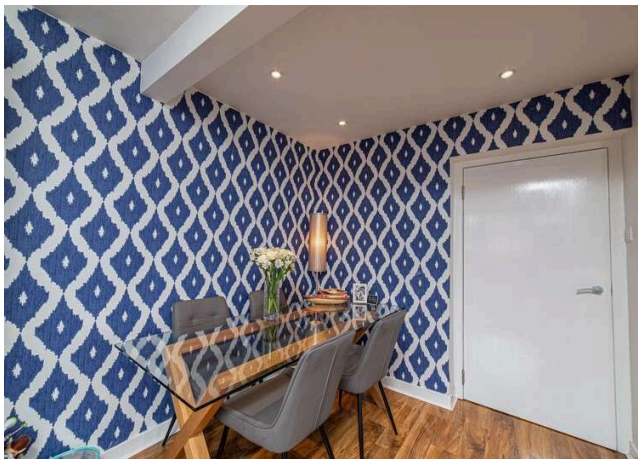
4 bedrooms



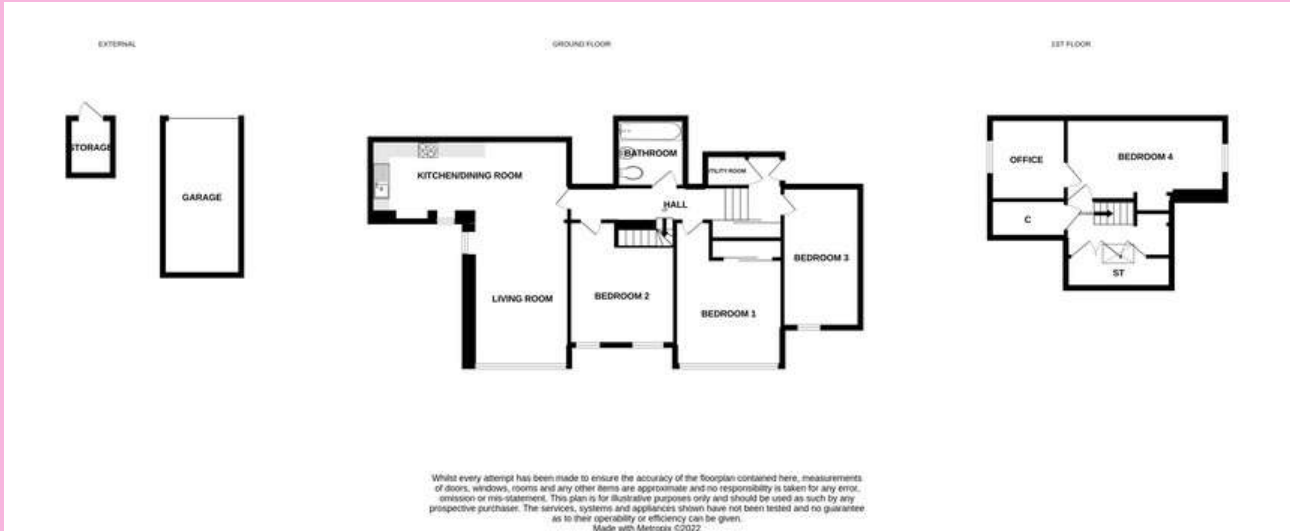
1 public



1 bathrooms



- + A well-presented, four bedroom, double upper flat, located within a quiet cul-de-sac setting
- + Superb, open views, the property is conveniently located within easy travelling distance of the City Centre in the popular Barnton district
- + The property offers a fantastic degree of flexibility and would be perfect for young professionals and those looking for a family home to grow into
- + The area is well served by a variety of local amenities with further retailers nearby via The Gyle, Craigleith Retail Park, Hermiston Gait and Corstorphine
- + Convenient transport links into the City Centre, City By Pass and Queensferry Crossing
- + Welcoming entrance hall with utility room and mirrored sliding doors leading to large storage cupboard
- + Well-presented, open plan lounge, kitchen and dining room. Fantastic aspects throughout with a contemporary kitchen offering ample floor and wall mounted storage, appliances and worktop space
- + Three double bedrooms within the lower floor with built in storage available within bedroom one.
- + Upgraded, family bathroom with electric shower over the bath
- + Stairs within the hallway lead up onto the upper floor with excellent storage throughout, including access into the eaves
- + Double bedroom with built in storage and office. Scope to convert with our client's having obtained planning permission for the addition of an ensuite
- + Mature, well stocked, communal gardens and access out onto a generous lawn area, perfect to enjoy during the warmer months
- + Parking, internal store within the ground floor hall, external garage and secure entry phone system



Living Room	4.53 m x 3.21 m / 14'10" x 10'6"	Bedroom 4 (Upstairs)	4.92 m x 2.58 m / 16'2" x 8'6"
Dining Kitchen	6.14 m x 2.51 m / 20'2" x 8'3"	Office	2.44 m x 1.91 m / 8'0" x 6'3"
Bedroom 1	3.46 m x 3.29 m / 11'4" x 10'10"		
Bedroom 2	3.79 m x 3.01 m / 12'5" x 9'11"		
Bedroom 3	4.23 m x 2.41 m / 13'11" x 7'11"		



Sharing is caring!

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