



**Thorntons**   
The right way to move

## 6 West Craigs Avenue

Corstorphine, Edinburgh  
EH12 8LZ





## Summary

Situated in the popular area of Corstorphine, this two/three-bedroom semi-detached bungalow comes with spacious accommodation and stylish modern interiors. The home enjoys a sun-facing bay windowed living room with a fireplace, a stylish breakfasting kitchen and a family room with rear garden access, plus a dining room. Completing the accommodation is a sunny principal bedroom with a WC and Velux windows, a versatile second bedroom and a modern shower room with underfloor heating and a heated towel rail. Externally, the property benefits from low-maintenance garden grounds, a private multi-car driveway and a single detached garage. Extras: All fitted floor/window coverings, light fittings, fridge, washing machine, tumble dryer, and shed, are included in the sale.

## Features

- Semi-detached bungalow in Corstorphine
- Outstanding location near shops, tram/bus/rail links and green spaces
- Entrance hall with storage and utility room
- Sunny bay windowed living room
- Open-plan breakfasting kitchen/ family room
- Dining room with fireplace
- Main bedroom with WC
- Versatile south-facing second-bedroom
- Modern shower room with towel radiator
- Private gardens to the front and rear
- Private driveway and garage parking
- Gas central heating and double glazing



“Enjoying a generous open-plan  
breakfasting kitchen/ family room  
and dining room with  
rear garden access.”







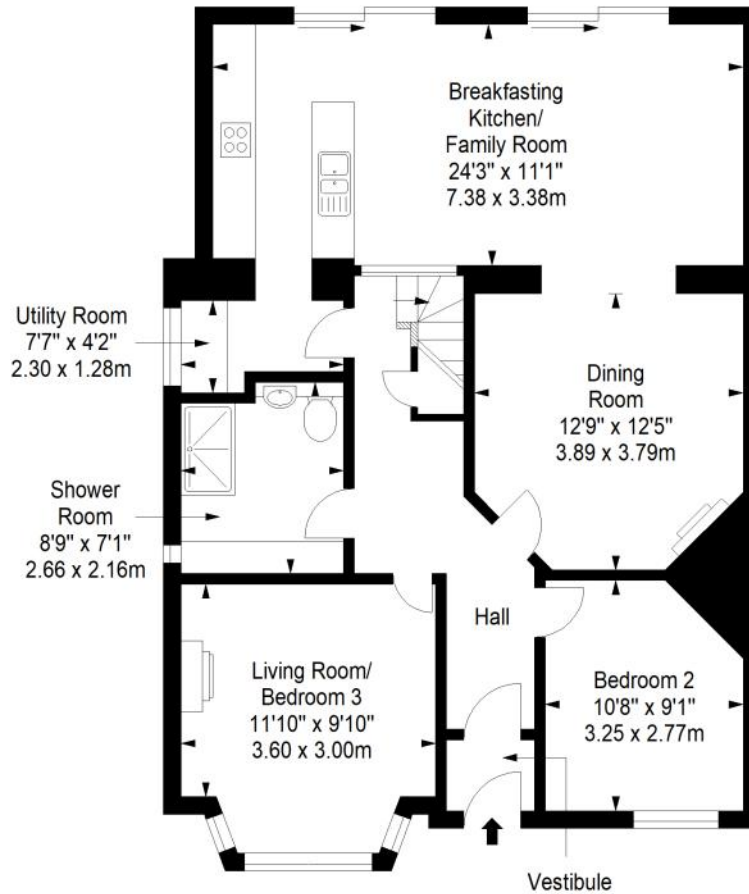
“Set in sought-after Corstorphine within easy reach of excellent amenities, shops, the tram stop, bus/rail links and green space.”



# Floorplan

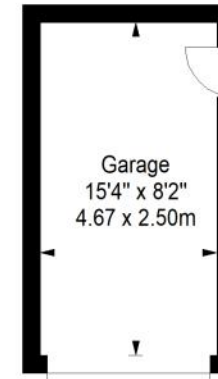
## Ground Floor

Approx. 88.6 sq. metres (953.7 sq. feet)



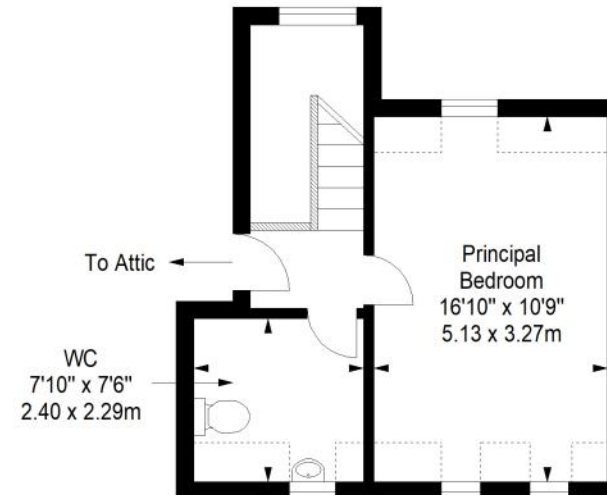
## Garage

Approx. 11.8 sq. metres (127.0 sq. feet)



## First Floor

Approx. 29.9 sq. metres (321.9 sq. feet)



Total area: approx. 130.3 sq. metres (1402.6 sq. feet)



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