



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

Beautifully Presented Three-Bedroom, Mid-Terraced House with Gardens & Allocated Parking

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla  
find your happy

# Property Description

Light and beautifully presented, three-bedroom, mid-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 hallway, living/dining room, kitchen, three flexible bedrooms, a family bathroom, and a ground-floor WC with utility cupboard. Ready to move in, with tasteful light décor throughout, with furnishings and appliances available for inclusion in the sale.

Further highlights include an integrated kitchen, modern bathroom suites, quality LVT flooring, gas central heating, double glazing and excellent storage.

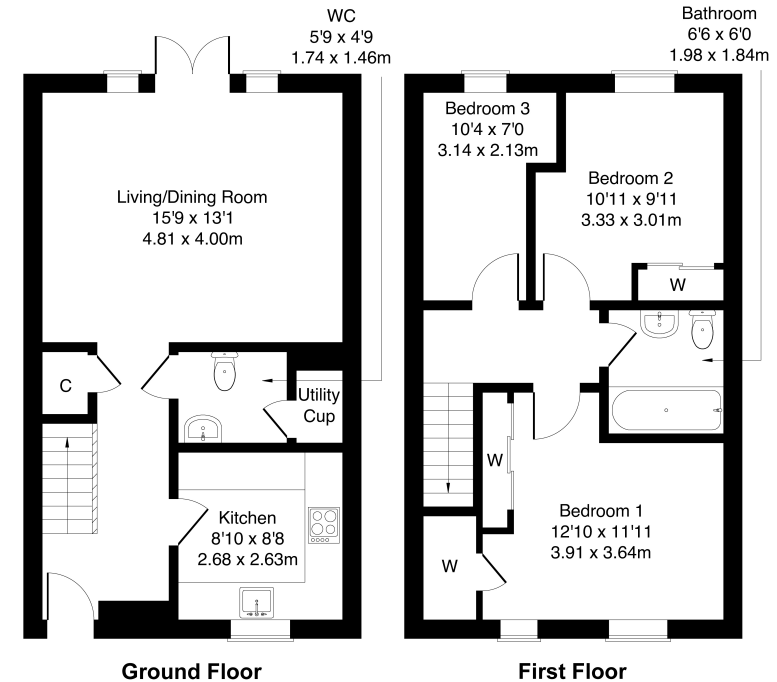
There is low-maintenance landscaping to the front, whilst the south-facing rear garden features a patio, synthetic turf lawn, a store shed, and a gate to the residential parking.

A welcoming entrance leads into the property and through to the living room, with a convenient WC set off from the hallway, including a utility cupboard housing a washing machine. The living room is finished with contemporary flooring and light, tasteful décor throughout, with patio doors providing direct access to the private garden, making this spacious room ideal for entertaining guests. The kitchen has been finished with tiled-effect flooring, granite-effect countertops with matching upstands, a stainless steel sink with drainer, as well as an integrated oven and gas hob with canopy above, and includes a dishwasher and a fridge/freezer.

Heading upstairs, carpeted flooring provides access to all

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

Approximate Gross Internal Area: (872 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 highly desirable residential district on Edinburgh's western edge, ideal for commuters and those working further afield due to excellent transport links including the city bypass, M8 motorway, and other major routes. Adjacent to Edinburgh Business Park, residents benefit from the nearby Gyle Shopping Centre, which features a variety of high-street shops, an M&S, and a Morrisons

supermarket. The nearby Corstorphine high street offers a lively mix of cafes, restaurants, independent shops, and green spaces. Frequent bus and tram services provide direct access to the city centre, while South Gyle and Edinburgh Park railway stations add further convenient commuting options. The area is well positioned for access to Edinburgh College and both Napier and Heriot-Watt universities.





### Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

### Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

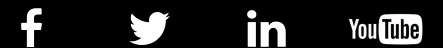
6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.