

**16 Craigs Park  
Edinburgh EH12 8UL**

**Offers Over £260,000**

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven, white goods included
- Three bedrooms
- Bathroom fitted with three-piece suite
- Conservatory
- Gas central heating and double glazing
- Private garden to rear and front
- Off-street parking and single garage

**Council Tax Band: E**

**Tenure: Freehold**

**Monthly Service Charge: £30**

**Shared Ownership: No**



1



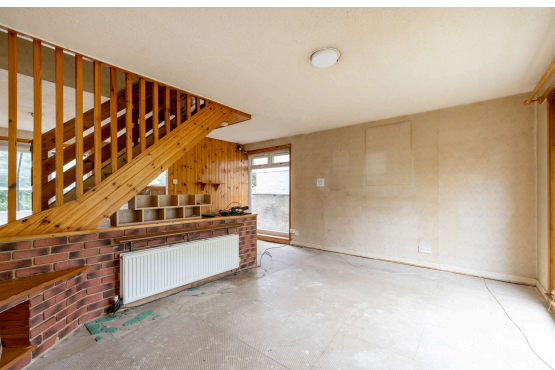
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EPC D





## Semi-Detached

Located in the sought-after Craigmount area, this three-bedroom semi-detached property presents an excellent opportunity for those looking to renovate and add value. With generous living space and excellent transport links to the city centre, this home is ideally suited to families.

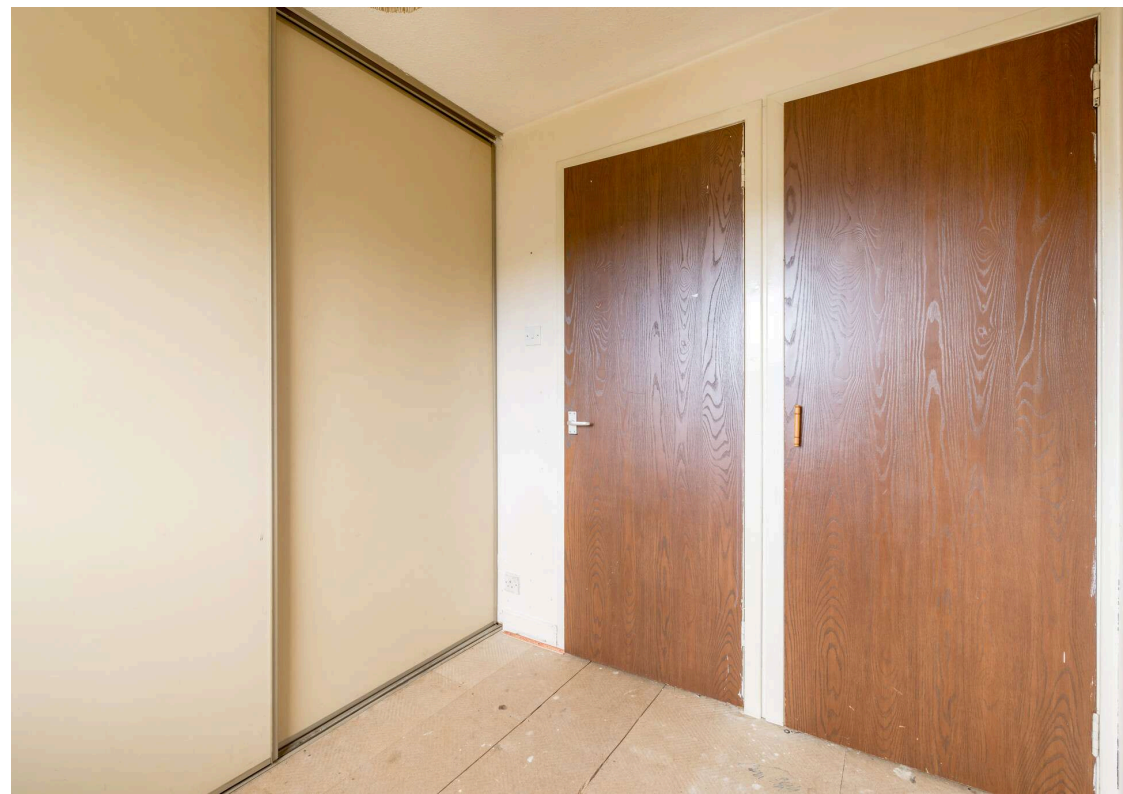
The accommodation includes a bright and spacious living/dining room with a full-length window, allowing natural light to flood the space. The fitted kitchen offers a range of wall and base units, electric hob and oven and white goods, all included in the sale. There are two well-proportioned double bedrooms and a single bedroom, which benefits from built-in storage. The family bathroom is fitted with a three-piece suite and a mains shower over the bath. A conservatory to the rear provides additional living space. The property further benefits from gas central heating, double glazing throughout, and ample storage options. Externally, there are private front and rear gardens, both mainly laid to lawn and complemented by mature flower beds. A single garage provides useful storage, and off-street parking is readily available. **Please Note:** The property is sold as seen. No warranties will be provided for systems or appliances. Factor fee of £30 approximately to James Gibb factors for the upkeep of the communal areas.

Craigmount is a highly desirable residential area located to the west of Edinburgh, popular with families and professionals alike. The area offers an excellent blend of suburban tranquillity and convenient access to the city centre, Edinburgh Airport, and major motorway networks including the M8, M9, and the City Bypass. Public transport is readily available, with regular bus services and nearby tram links. Local amenities are plentiful, with a variety of shops, cafes, and supermarkets within easy reach, including a Tesco Extra and the Gyle Shopping Centre, which offers a wide range of retail and dining options. There are also several well regarded schools in the area, including Craigmount High School, making it an ideal location for families. For outdoor enthusiasts, the area is well-served by parks and green spaces such as Corstorphine Hill and Cammo Estate, offering excellent opportunities for walking, running, and enjoying nature. Nearby leisure facilities include David Lloyd Club and several golf courses. With its combination of excellent transport links, strong local amenities, and green surroundings, Craigmount is a fantastic place to call home.

**Viewing by appointment on 0131 337 1800**





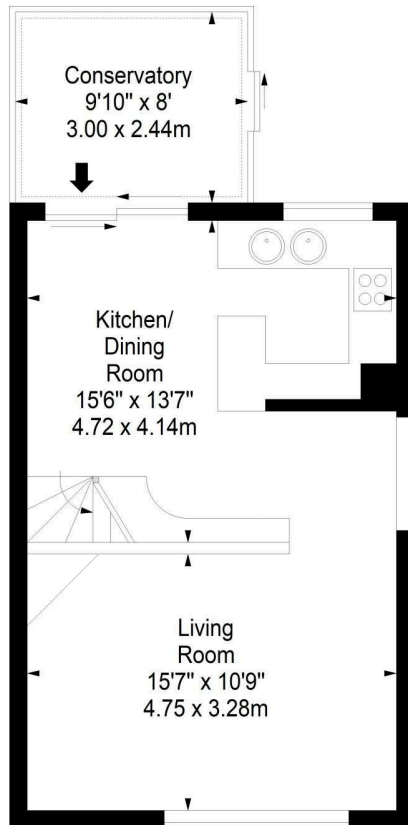




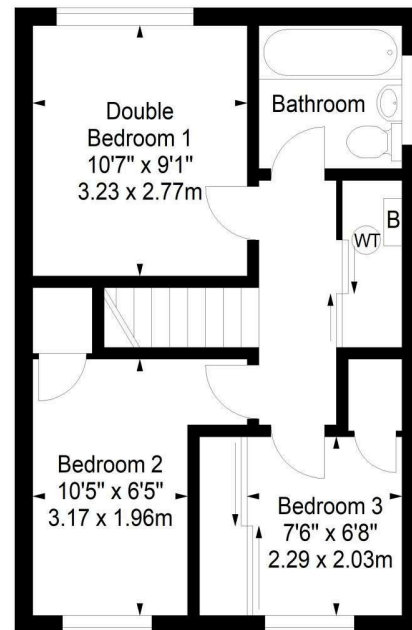
**Craigs Park,  
Edinburgh,  
Midlothian, EH12 8UL**



Approx. Gross Internal Area  
853 Sq Ft - 79.24 Sq M  
(includes conservatory)  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



First Floor



Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)



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