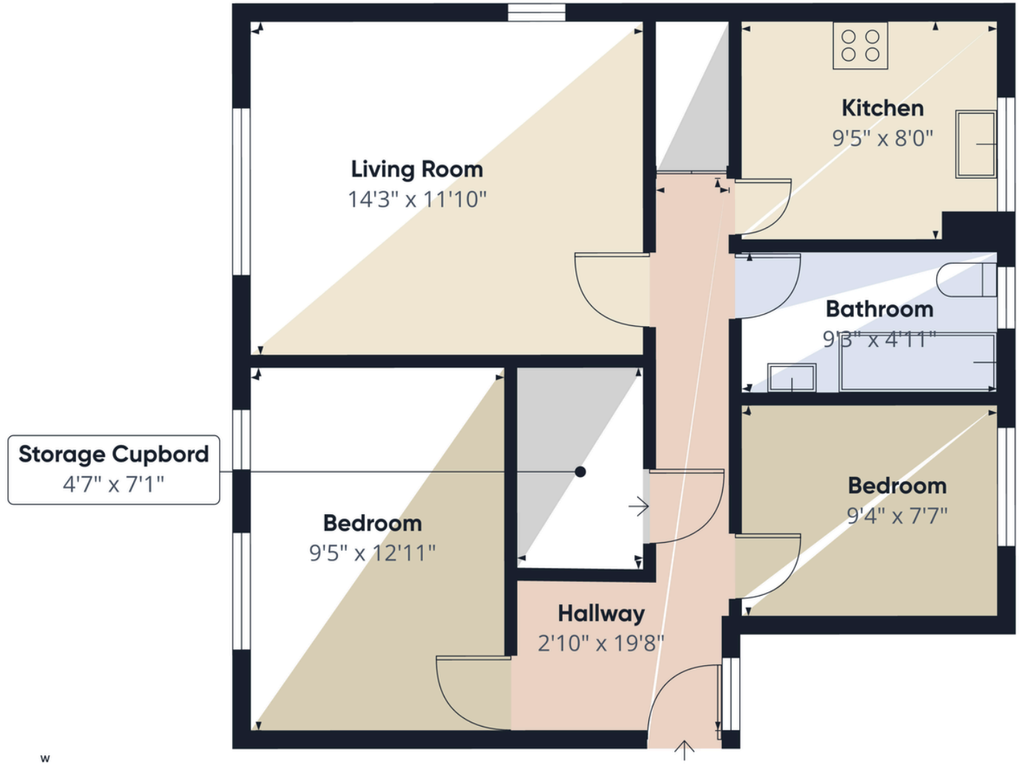


Approximate total area[1]

610 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Gibson
GIBSON ESTATE AGENTS

33/3 Craigmount Hill

Edinburgh, EH4 8HX

DESCRIPTION

This well-proportioned two-bedroom ground floor flat offers spacious accommodation, excellent storage and flexible living space, making it an ideal opportunity for first-time buyers, couples or those looking to downsize. Situated in a popular residential area, the property further benefits from off-street parking and access to a generous, well-maintained shared rear garden.

Accessed via a short flight of external stairs, the entrance hallway leads through the property to a bright and spacious living area, positioned to the rear and enjoying pleasant views over the communal garden. The separate fitted kitchen sits just off the living space and provides a practical layout with ample worktop and food preparation space. The kitchen is being sold as seen, with the existing white goods included in the sale.

The property offers two well-proportioned bedrooms, with the principal bedroom benefiting from built-in storage. The second bedroom provides flexibility as a guest room, home office or hobby space. A particularly large storage cupboard off the hallway offers excellent additional storage, with potential to create a dedicated home working area or additional hobby space.

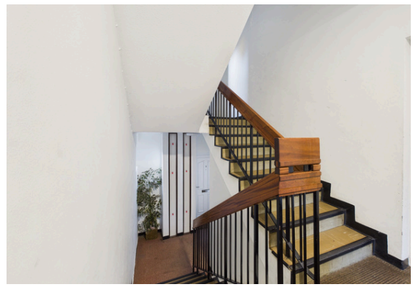
Completing the accommodation is a family bathroom fitted with a bath and overhead shower.

Externally, the property enjoys off-street parking and access to a substantial shared rear garden, which is well maintained and provides an attractive outdoor space for residents to enjoy.

KEY FEATURES

- Two-bedroom ground floor flat
- Spacious living room and dining area
- Separate fitted kitchen with ample preparation space
- Existing kitchen white goods included in the sale
- Kitchen to be sold as seen
- Principal bedroom with built-in storage
- Second bedroom with flexible use
- Large additional storage cupboard with home office potential
- Family bathroom with bath and overhead shower
- Bright accommodation with rear garden outlooks
- Off-street parking
- Generous, well-maintained shared rear garden













LOCATION

The property is situated within the popular residential area of East Craigs, to the north-west of Edinburgh city centre. The area offers a peaceful suburban setting with a range of local amenities nearby, including convenience stores, supermarkets and everyday shopping facilities. East Craigs Primary School and Craigmount High School are both within easy reach, making the location appealing to families.

There are excellent transport links, with regular bus services providing access to Edinburgh city centre and surrounding areas. Edinburgh Gateway and South Gyle railway stations are also conveniently located nearby, offering connections across the city and beyond. The Gyle Shopping Centre is a short drive away, while the area also benefits from easy access to the City Bypass, M8 and Edinburgh Airport.

The surrounding area offers a good selection of green spaces and outdoor recreational opportunities, providing an attractive balance of suburban living and convenient city access.

