







*'Beautifully presented and spacious semi detached villa within a much sought after location.'*

Entrance vestibule, hallway, lounge with living flame effect gas fire, dining room, fabulous contemporary style breakfasting kitchen with appliances, rear hall, utility cupboard, downstairs W.C., 3 double bedrooms and luxurious bathroom with shower above bath. Floored and lined attic with drop down ladder. Driveway to front leading to integral garage with electric up and over door. Gas central heating and double glazing. Lovely gardens front and rear including sunny facing rear garden with detached garden room/home office. Ideal family home with early viewing essential.

Lounge	(13'10 x 11'7) 4.2m x 3.5m
Dining Room	(9'11 x 9'2) 3.0m x 2.8m
Breakfasting Kitchen	(13'0 x 9'11) 4.0m x 3.0m
Utility	(4'7 x 3'0) 1.4m x 0.9m
W.C.	(4'8 x 3'0) 1.4m x 0.9m
Integral Garage	(15'6 x 8'7) 4.7m x 2.6m
Master Bedroom	(13'0 x 11'7) 4.0m x 3.5m
Bedroom 2	(9'11 x 9'2) 3.0m x 2.8m
Bedroom 3	(11'7 x 9'3) 3.5m x 2.8m
Bathroom	(6'5 x 6'3) 3.5m x 2.8m
Floored Attic	(12'4 x 11'7) 3.7m x 3.5m

41 Craigmount Grove North lies approximately 4 miles west of Princes Street and is therefore well placed for those working within the city centre with a regular bus service available on Drum Brae North and the Queensferry Road. Alternatively, the A8 Glasgow Road, A90 Queensferry Road and A720 Edinburgh City By-Pass allow for ease of commuting out with the area. Within the immediate vicinity there are amenities to meet every day needs including supermarkets, The Gyle Shopping Centre, public parks, golf courses, Edinburgh Zoo, Drum Brae Leisure Centre, David Lloyd Centre and a variety of shops on St John's Road plus historic Cramond village. Schooling is well provided for with East Craigs Primary, Fox Covert RC Primary, Craigmount High and St Augustine's RC a short distance away. It is also worth noting the close proximity to the Edinburgh Business Park, Edinburgh Airport and Royal Bank of Scotland global headquarters at Gogarburn

#### Energy Performance Rating D

#### Extras

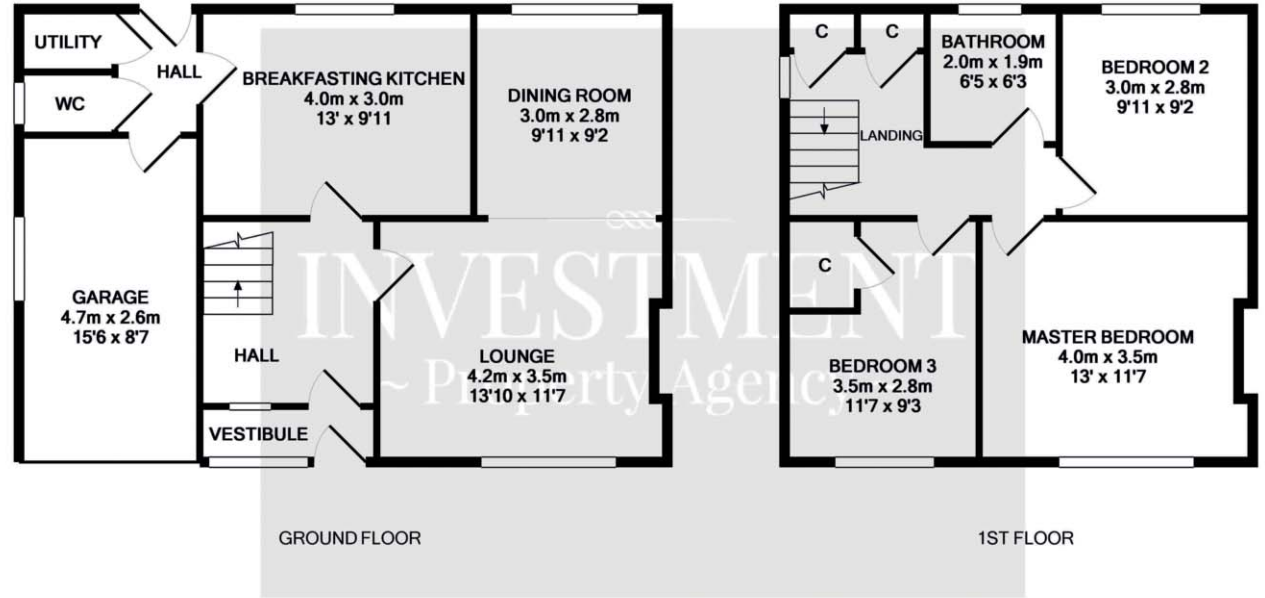
Garden room/home office, garden hut and wardrobes.

#### Note

Please note the W.C and garage windows are single glazed.







41 CRAIGMOUNT GROVE NORTH, EH12 8BZ  
 TOTAL APPROX. FLOOR AREA 93.0 SQ.M. (1001 SQ.FT.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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