



29 East Craigs Rigg
Corstorphine
Edinburgh, EH12 8JA



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Please contact us for
more information:

0131 555 7055
property@watermans.co.uk



Property Summary

This modern detached house enjoys timeless appeal, combining an inviting red-brick exterior with tasteful classical interiors. Well-designed for family life, the home offers four bedrooms, versatile reception areas, generous storage, and multiple bathroom facilities. A large enclosed garden with a leafy outlook and integral garage parking further enhances its appeal. Desirable East Craigs Rigg enjoys a peaceful yet convenient setting, close to well-regarded schools, local shops, the motorway and bypass, and Edinburgh Airport.

The entrance hall, with built-in storage and a convenient WC, flows into two wood-floored reception rooms connected by double doors, allowing for a flexible open-plan layout ideal for entertaining. The bay-fronted living room is centred around a cosy living-flame fire with an elegant period-style surround, while the dining room opens directly onto the rear garden. Also on the ground floor is a bright study, suitable as a home office or optional fifth bedroom.

Features

- Spacious and versatile detached family home
- Entrance hall with storage and WC
- Two connected reception rooms, one with garden access
- Well-appointed dining kitchen with integrated appliances
- Utility room with access to garden and garage
- Bright study / optional fifth bedroom
- Four well-proportioned bedrooms with storage
- En-suite shower room to the principal bedroom
- Family bathroom with shower-over-bath
- Generous enclosed rear garden with leafy views and a summer house
- Private driveway and integral double garage
- Gas central heating and full double glazing





The kitchen forms a sociable hub, opening to a dining area and enjoying a pleasant garden outlook



“Well-appointed dining
kitchen with integrated
appliances and utility room”







Four well-proportioned bedrooms with storage

The kitchen is well appointed with fitted units, downlit work surfaces, and integrated appliances including a fridge, microwave, dishwasher, double oven, and five-ring gas hob. A matching utility room adds practicality, housing an undercounter washing machine and tumble dryer and providing direct access to the garden and garage, where there is space for a freezer.

Upstairs, a bright galleried landing leads to four comfortably carpeted bedrooms—three doubles and a generous single—all benefiting from built-in storage. The principal bedroom is enhanced by a bay window and an en-suite shower room featuring a walk-in rainfall shower. A first-floor bathroom completes the accommodation, fitted with a bath and rainfall shower overhead. Gas central heating and full double glazing ensure comfort and efficiency throughout.



Generous enclosed rear garden

Externally, the house is framed by neatly maintained gardens, with the enclosed rear garden featuring a generous lawn, a suntrap dining terrace, a shed, and a summer house. A private driveway provides off-street parking and leads to the integral double garage.



Generous enclosed rear garden with leafy views and a summer house

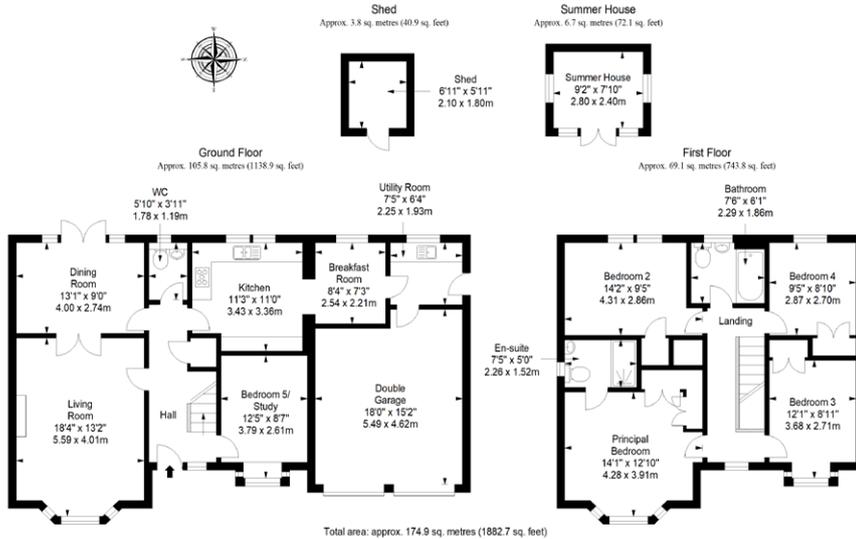


Corstorphine, Edinburgh

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, and tennis, badminton, and squash courts. For enjoying the great outdoors, Cammo Nature Reserve, within walking distance of 29 East Craigs Rigg, as well as Corstorphine Hill, is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a short drive away, with two tram stops within close proximity. The area is also served by regular day and night buses, frequent trains from the South Gyle train station, and excellent road links to the city centre, Glasgow, Fife, and to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessible.



Floorplan



Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
 0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
 0141 483 8325
westcoast@watermans.co.uk

EPC Rating - D | Council tax band - E | Home report Value - £610,000

Extras: All fitted floor and window coverings, light fittings, and appliances (excluding the freezer) are included in the sale.

espc
 rightmove



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