

Property Details

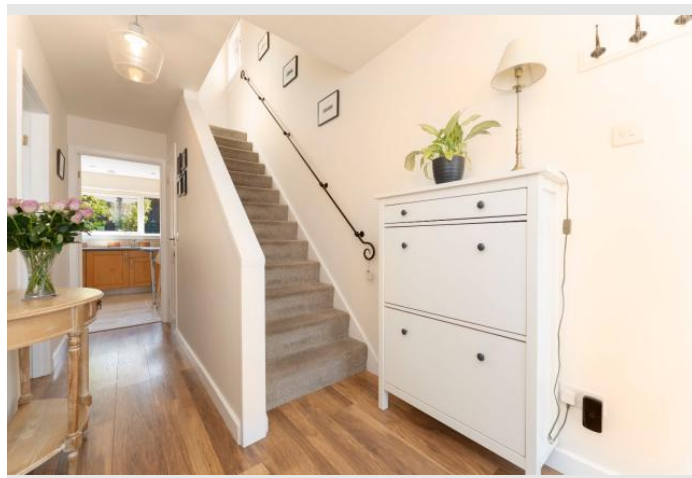
40 Craigmount Bank,
Craigmount, Edinburgh, EH4 8HH

Offers Over **£410,000**



Property Photos

40 Craigmount Bank, Craigmount, Edinburgh, EH4 8HH

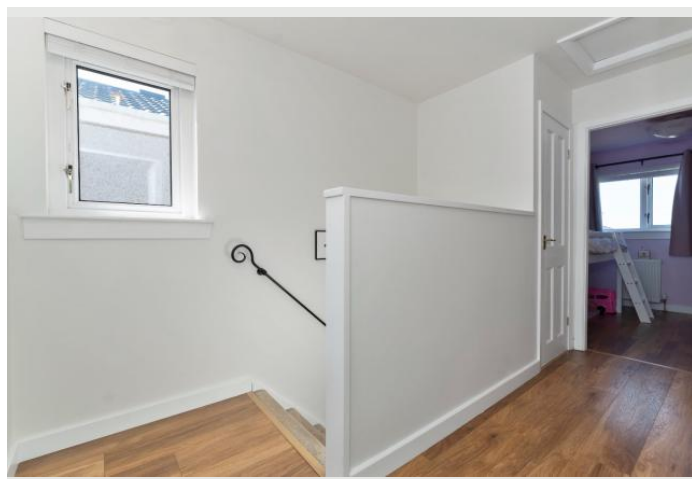
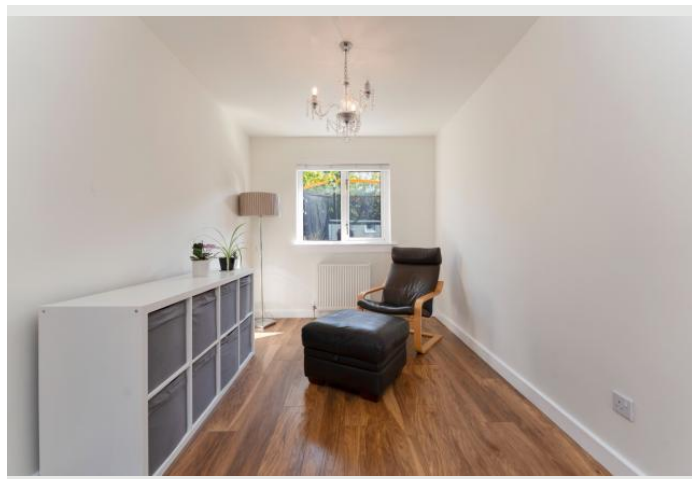


Creation Date

24/07/2026

Property Photos

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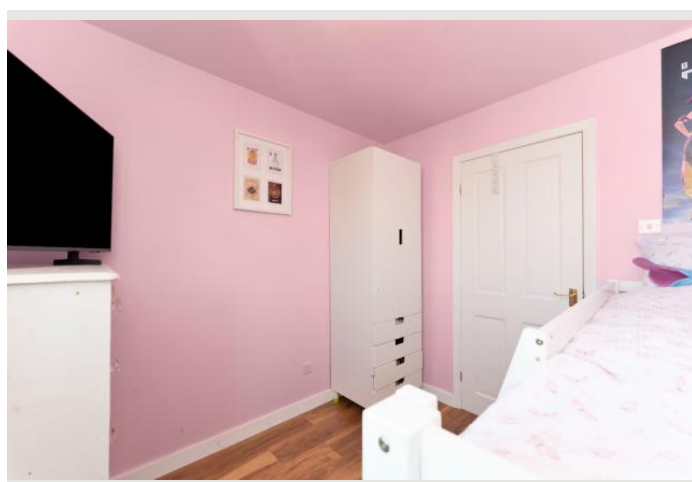
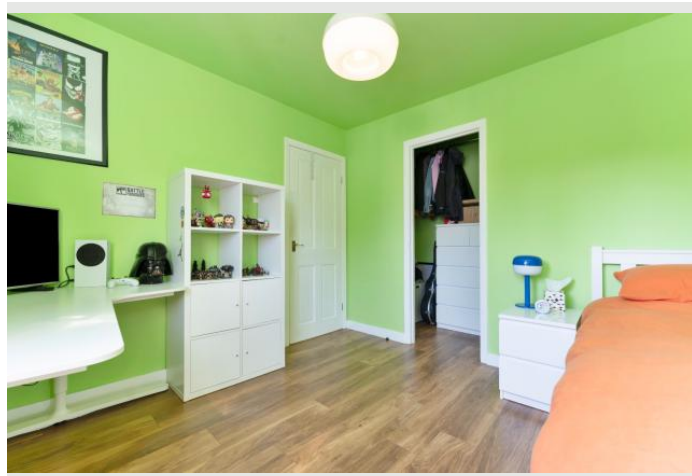


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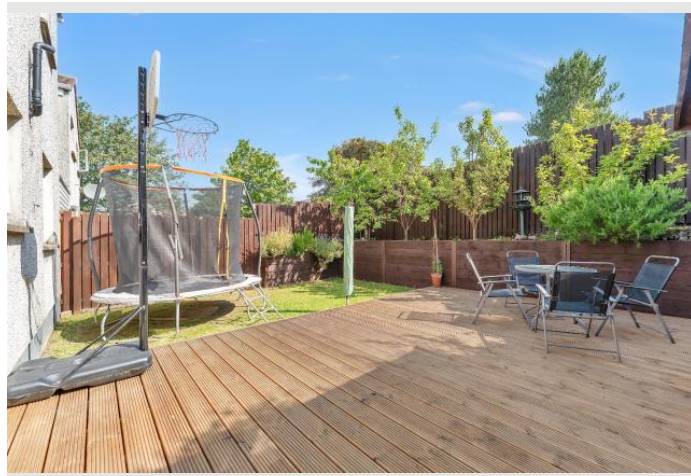
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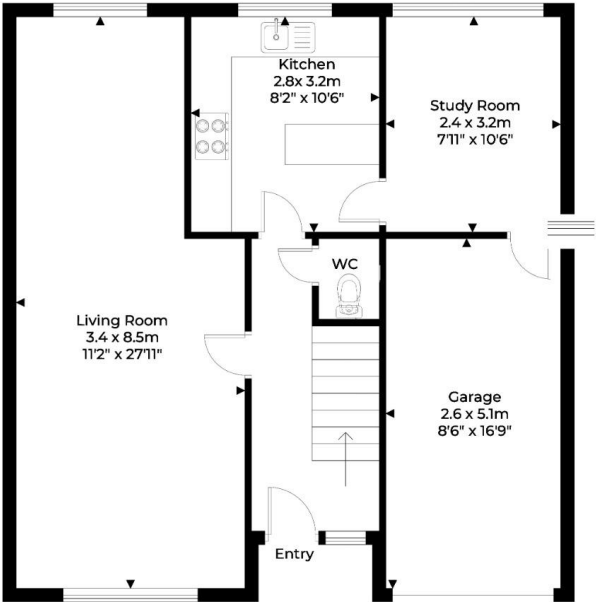
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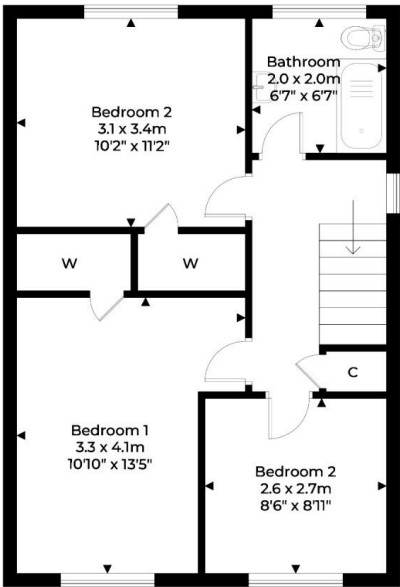
Property Floor Plans

40 Craigmount Bank, Craigmount, Edinburgh, EH4 8HH

40 Craigmount Bank, edinburgh EH4 8HH
Approximate Gross Area
110 sq m / 1184 sq ft



Ground Floor



1st Floor

Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.



Property Info

40 Craigmount Bank, Craigmount, Edinburgh, EH4 8HH

Property Type
House
Property Style
Link Detached House
Bedrooms
3
Bathroom
2
Receptions
2
Tenure Type
Freehold
Floor Area
1076 Sq Ft
Agency Type
Sole
Parking
Garage
Type
Sales
Electricity
Mains Supply

Property Info

40 Craigmount Bank, Craigmount, Edinburgh, EH4 8HH

Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
-
Accessibility
-
Restrictions
-
Condition
-
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

40 Craigmount Bank, Craigmount, Edinburgh, EH4 8HH

Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
Offers Over
Price
£410,000
Land Size
-
Age of Property
-
Year Built
1975
New Home
No

Property Features

40 Craigmount Bank, Craigmount, Edinburgh, EH4 8HH

Feature 1

Three-bedroom Linked Detached Family Home

Feature 2

Bright And Spacious Dual-aspect Lounge And Dining Room

Feature 3

Convenient Ground-floor Wc

Feature 4

Kitchen / Dining Room

Feature 5

Second Reception Room (dining Room / Study / Fourth Bedroom)

Feature 6

Private Landscaped Gardens

Feature 7

Integrated Garage

Feature 8

Driveway With Ev Charging Point

Creation Date

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Property Description

40 Craigmount Bank, Craigmount, Edinburgh, EH4 8HH

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Watermans are delighted to present this spacious and beautifully presented three-bedroom linked detached family home, ideally situated in the highly sought-after area of Corstorphine. Offering generous and versatile accommodation, private landscaped gardens, an integrated garage, driveway, and EV charging point, this exceptional home is perfectly suited to professionals, couples, and growing families.

The welcoming entrance hallway leads to a bright and spacious dual-aspect lounge and dining room, flooded with natural light and offering ample space for both relaxing and entertaining. A convenient ground-floor WC is located beneath the staircase. The well-appointed kitchen features an attractive range of oak-style wall and base units arranged in a practical U-shaped layout with a breakfast bar. Integrated appliances include a double oven, gas hob, extractor hood, and dishwasher. Adjacent to the kitchen is a versatile additional room, currently used as a study, which could equally serve as a formal dining room or fourth bedroom. Sliding patio doors provide direct access to the rear garden, while an internal door leads to the integrated garage.

Upstairs, the property offers three generous double bedrooms, all finished with attractive laminate flooring. The principal bedroom benefits from built-in storage, while a further bedroom also includes fitted storage. The contemporary family bathroom is fully tiled and comprises a three-piece suite with a mains shower over the bath. The integrated garage is fitted with an electric roller door, light and power, and provides excellent storage together with space for a washing machine and tumble dryer.

Outside, the fully enclosed rear garden has been thoughtfully landscaped to create an ideal space for outdoor living and entertaining. Features include a decked seating area, raised planters, a covered BBQ area, and a lawn, all offering a high degree of privacy. To the front, the attractive low-maintenance garden is complemented by a monoblock driveway and an electric vehicle charging point.

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Located in the heart of desirable Corstorphine, the property enjoys excellent access to a wide range of local amenities, including independent shops, supermarkets, cafes, restaurants, and the nearby Gyle Shopping Centre. The area is well served by highly regarded schools, leisure facilities, and green open spaces. Excellent transport links include regular bus and tram services, South Gyle railway station, easy access to the City Bypass and M8 motorway, and Edinburgh Airport, which is just a 10-minute drive away.