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Fixed Price

£285,000

2/4 Burnbrae Park

East Craigs | Edinburgh | EH12 8AN

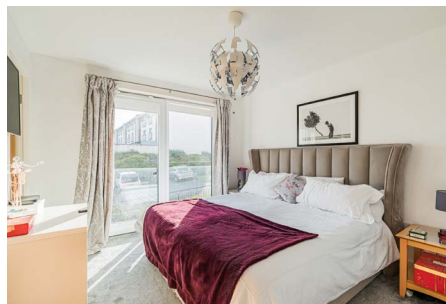
A well presented two bedroom first floor flat, set within a modern development in the popular district of East Craigs. Offering stylish open plan living and a private balcony, the property also benefits from underground parking and access to local amenities and transport links, making it an appealing choice for professionals, downsizers, and those seeking a contemporary home in a convenient residential setting.

-  1 public room
-  2 bedrooms
-  2 bathrooms
-  Lift
-  Communal gardens
-  Underground parking
-  EPC rating – B
-  Council tax band – E



Description

The accommodation is reached by communal stair or lift and opens into an inviting hallway with useful storage and a separate utility cupboard. At the heart of the home is a generous lounge and dining area, which connects seamlessly with a sleek kitchen fitted with white wall and base units and co-ordinating worktops. Doors lead onto the south-west facing balcony, providing an ideal spot for outdoor seating and enjoying the warmer months. There are two double bedrooms with built-in wardrobes, while the principal bedroom includes an en-suite shower room. A family bathroom, fitted with a crisp white suite, heated towel rail and shower over the bath, completes the layout. Additional features include a secure entry system, gas central heating and double glazing.



Extras

Included in the sale will be the gas hob and electric oven, washing machine, tumble dryer, and integrated fridge/freezer, dishwasher and microwave.

Gardens and Parking

Beautifully maintained landscaped grounds surround the development and the property benefits from an allocated space in the underground carpark along with a shared bike store. There is ample on street parking for visitors.

Factoring

The communal areas and grounds are maintained by Hacking & Paterson at a cost of approximately £130 per month and this includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





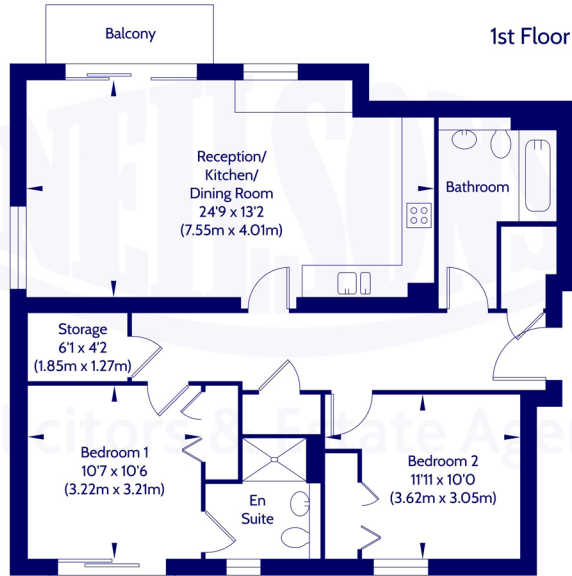
Location

East Craigs lies to the north west of Edinburgh's city centre and enjoys the convenience of local shops and services with a wider range available at the Gyle Shopping Centre and Hermiston Gait both just a short drive away. Edinburgh Business Park and the RBS Headquarters at Gogarburn are both within easy reach with a regular public transport service operating into the city and surrounding areas. The property is also ideally located for swift access to the City By-pass linking the main Scottish motorway network and Edinburgh Airport. The A90 is within easy reach providing access to the Queensferry Crossing and Fife beyond. Recreational facilities can be found in the neighbouring districts of Drum Brae and Corstorphine including the Drum Brae and David Lloyd Leisure Centres, Edinburgh Zoo, together with reputable golf courses. Lovely walks can also be enjoyed at Cramond Foreshore.





Approx. Gross Internal Floor Area 82 Sq M / 880 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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