










Offers Over  
**£295,000**

## 11 Fauldburn

East Craigs | Edinburgh | EH12 8YQ

A fantastic opportunity has arisen to purchase this spacious linked detached family villa, well positioned within an attractive cul-de-sac within the established much sought after residential area of East Craigs, close to good local day to day amenities and well placed for commuting.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



## Description

The bright accommodation in brief comprises; entrance vestibule, welcoming hallway with under stair storage, light and airy reception room with electric fireplace, open plan dining room, contemporary kitchen benefitting from wall and base units, splash back tiling, work surface and door accessing rear garden. Leading to the upper landing there is further storage with hatch accessing partially floored attic, two well proportioned double bedrooms with fitted wardrobes/cupboard, a further good sized third bedroom with fitted cupboard and bathroom with three piece suite and shower over bath. Further benefits include gas central heating, double glazing and excellent storage space in attic above the garage.



## Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, washing machine and fridge/freezer.

## Gardens, Garage & Driveway

There is a neat easily maintained garden to front with attractive monoblock driveway providing parking and access to the garage. To the rear the garden is fully enclosed and is mainly laid out to lawn and patio area with a raised vegetable patch.

## Viewing

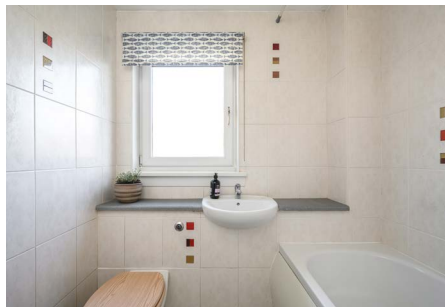
Sundays 2-4pm or by appointment through Neilsons  
0131 625 2222.





## Location

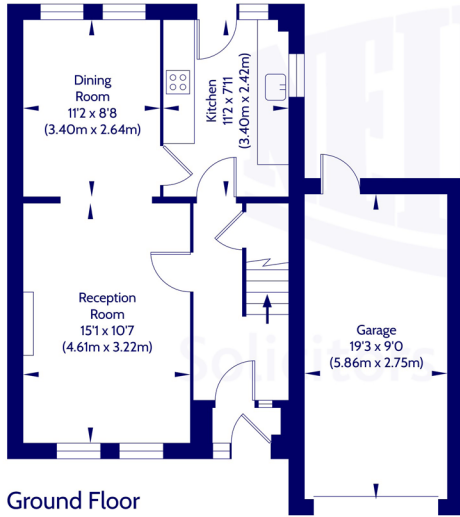
East Craigs lies to the North of Edinburgh's City Centre and enjoys the convenience of local shops and services with a wider range available at the Gyle Shopping Centre and Hermiston Gait both just a short drive away. Edinburgh Business Park and the RBS Headquarters at Gogarburn are both within easy reach with a regular public transport service operating into the city and surrounding areas. There are local shops and Medical and Dental practices within easy walking distance. 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 easy 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. The property is within catchment area of Clermiston Primary School and Royal High School. Lovely walks can also be enjoyed at Cammo Estate and Craigmond Foreshore.



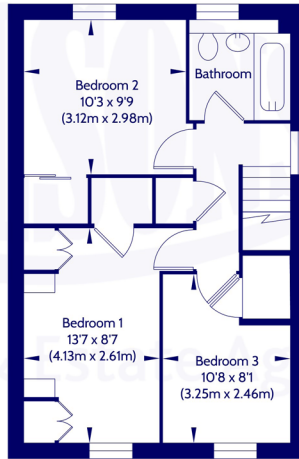
Approx. Internal Area 84.52 Sq M / 909 Sq Ft.

Not to scale. For identification only.

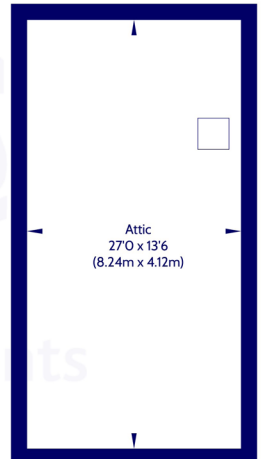
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Ground Floor



First Floor



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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