



1/10 Burnbrae Park, Edinburgh, EH12 8AN

Description

Immaculately presented top floor penthouse flat with fabulous views towards the Cammo Estate, Turnhouse golf course and towards the Bridges. It further benefits from a large private balcony / roof terrace. The apartment has been meticulously well maintained by the current owners and it is in pristine condition. There is a lift within the block and it has an allocated parking space within a secure private car park on the lower ground level. It is fully double glazed and has gas central heating combi with nest controller. It forms part of the modern, exclusive Cala Grovewood Hill development.

The accommodation comprises:

- Entrance hall with skylight and with a storage cupboard housing the meters, consumer unit and fibre broadband and further deep walk-in storage cupboard
- Utility room plumbed for washing machine and housing the central heating boiler
- Spacious Master bedroom with built-in wardrobes and Juliet balcony with open outlook and views of Corstorphine hill
- En-suite shower room with wall hung wash basin, WC and large shower enclosure; heated towel rail
- Further double bedroom with built in wardrobes and Juliet balcony
- Family bathroom with heated towel rail, wall hung wash basin and WC, shower attachment on the bath
- Generous open plan kitchen/ living/ dining room with large balcony/ sun terrace with west facing aspect and pleasant views of the Cammo Estate
- The kitchen area is fitted with gloss white units, Quartz worktops with inset stainless steel one and a half bowl sink and appliances including gas hob with extractor hood, integrated microwave, electric fan oven, dishwasher and fridge freezer



Viewing details

Please call DMD Law 0131 316 4666
or check online for the up to date price
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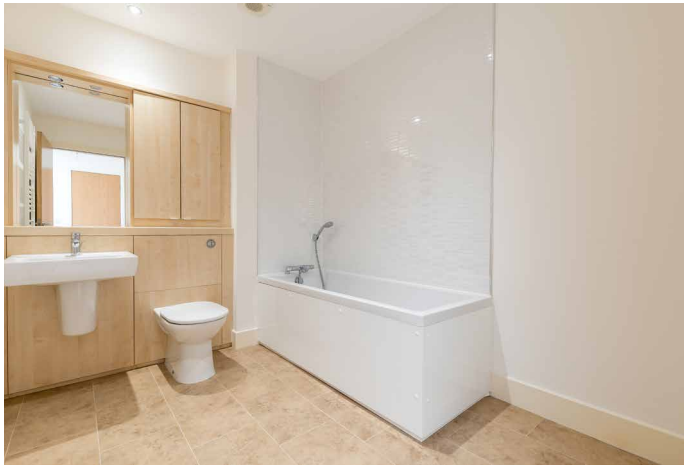
EPC rating
B



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Outside and Gardens

There are pleasantly landscaped shared gardens surrounding the property, which are maintained by the gardener appointed by the factor. There is an allocated parking space (number 166) within an underground car park with further guest parking available.

Location

The property is situated on the west side of Corstorphine close to the western boundary of the City. Local shops including a Scotmid can be found nearby at Drumbrae, Barnton and East Craigs with further local shops, banking facilities and other social amenities available nearby at St John's Road. There is also a large 24 hour Tesco nearby and the Gyle Shopping Centre is only a few minutes drive. Recreational facilities in the area include the Drumbrae Leisure Centre, David Lloyd Sports Centre, Turnhouse and Royal Burgess Golf Clubs. It is also well located for motorway connections and Edinburgh airport. Excellent regular bus services to the City Centre are within a short walk. It is in the catchment area for East Craigs Primary School, St Andrew's Fox Covert RC primary school, Craigmount Secondary School and St Augustine's RC High School. Pleasant opportunities for walks / jogging / dog walking nearby at Cammo walk, which is only open to pedestrians and Cyclists and leads to the Cammo Estate, a large public park set in the former grounds of a private estate.

Extras

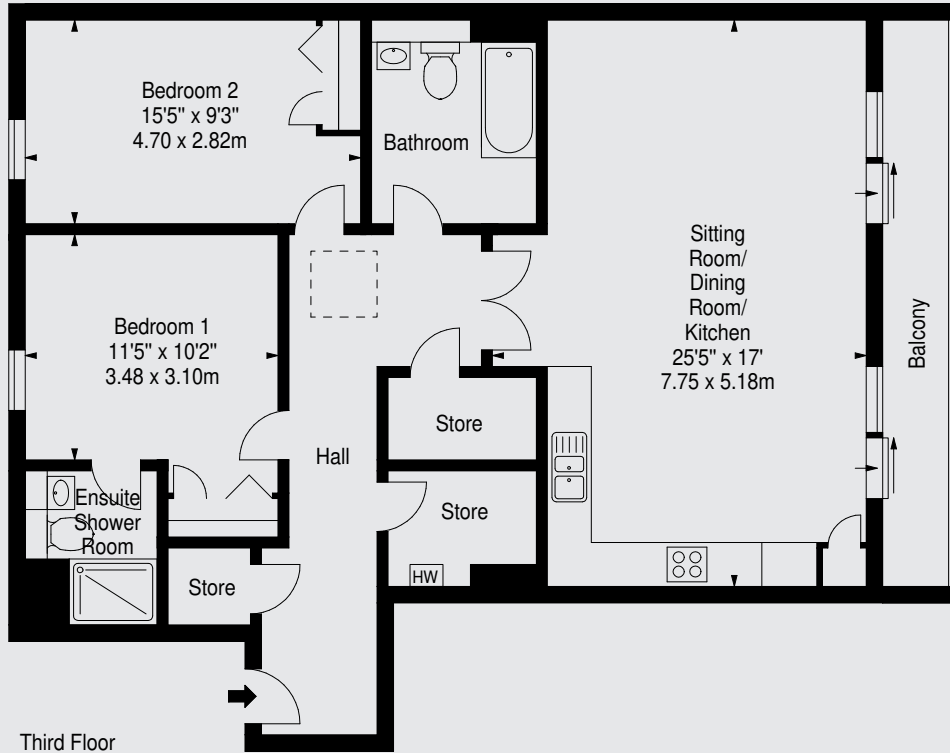
The fixed floor coverings, kitchen appliances and light fittings are included in the sale.



**Burnbrae Park,
Edinburgh,
Midlothian, EH12 8AN**



Approx. Gross Internal Area
1039 Sq Ft - 96.52 Sq M
For identification only. Not to scale.
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