



PROPERTY SUMMARY

Enjoying a leafy setting in sought-after Corstorphine, this stylish two-bedroom first-floor flat forms part of a prestigious development with attractive communal gardens and allocated parking. Perfect for professionals and young families, the appealing home also includes a spacious open-plan living area and kitchen, an en-suite shower room, and a family bathroom.



FEATURES

- Highly desirable suburban address
- Quiet, exclusive development
- Bright interiors with tasteful décor
- Secure entry system & lift service
- Entrance hall with storage
- Open-plan living/dining room with Juliet balcony, storage & adjoining integrated kitchen
- Principal bedroom with double fitted wardrobes & en-suite shower room
- One further double bedroom
- Family bathroom with shower-over-bath
- Well-maintained communal gardens
- Allocated parking
- EPC Rating - B
- Council Tax Band - E





**“PRINCIPAL BEDROOM WITH
DOUBLE FITTED WARDROBES
& EN-SUITE SHOWER
ROOM”**



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01620 893 481



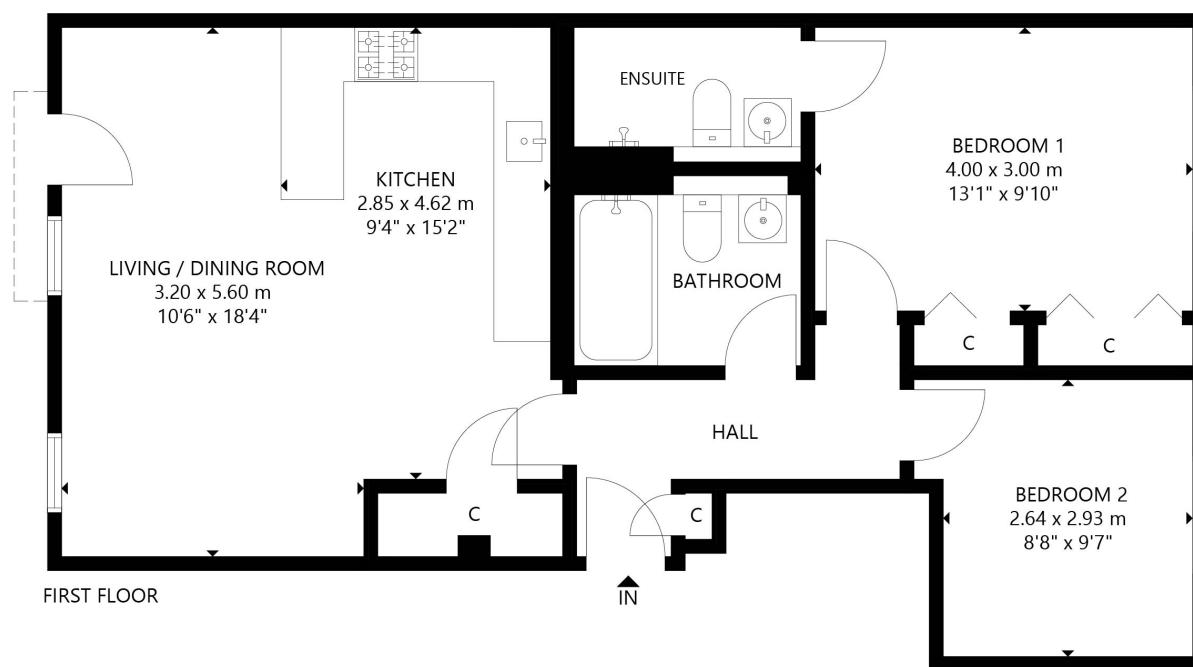
DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000



BORDERS

01890 880 008



FIRST FLOOR

FLAT 4, 13 BURNBRAE DRIVE, EDINBURGH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 730 SQ FT / 68 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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rightmove Zoopa.co.uk PrimeLocation espc

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