










Offers Over
£199,995

106 Fauldburn

East Craigs | Edinburgh | EH12 8YJ

This attractive, well presented terraced villa with private gardens and allocated parking space is quietly positioned within a pleasant cul-de-sac setting in the sought after residential district of East Craigs, close to many amenities and commuting links.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  Allocated parking space
-  EPC Rating – C
-  Council Tax Band - C



Description

The property is presented to the market in move-in condition and shall undoubtedly appeal to the first time buyers, professionals or small families and early viewing is highly recommended. The light, neutral and stylish accommodation comprises; entrance vestibule, sizeable, front-facing lounge enhanced with ceiling spotlights and featuring an electric stove. The kitchen is fitted with ample wall and base units with all appliances included in the sale. Access to the rear garden is granted from the kitchen. An open plan staircase from the lounge leads to the upper landing with hatch to an extensively floored and insulated attic, accessed via Ramsay ladders. There are two generously proportioned double bedrooms, with the principal bedroom benefiting from built-in wardrobes. The recently upgraded, contemporary bathroom comprises of a three-piece white suite with feature splashback paneling, vanity unit with storage and electric shower over bath. Further benefits include double glazing and gas central heating with combi boiler (replaced approx. 2020).



Extras

All the fitted floor coverings, light fittings, blinds and curtains shall be included in the sale together with the cooker, washing machine and fridge freezer.

Gardens and parking

There are private gardens to the front and rear of the property together with an allocated parking space adjacent to the property. The fully enclosed rear garden with shed, enjoys a sunny west facing aspect and benefits from a leafy backdrop beyond. Laid with paving for ease of maintenance with attractive planter borders.

Factors

Trinity Factors are the Factoring Agents for the development, to which an annual fee of approx. £80 is payable for the upkeep of the communal garden grounds.

Viewing

By appointment with Neilsons on 0131 625 2222.

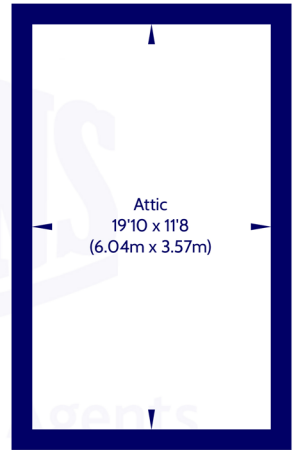
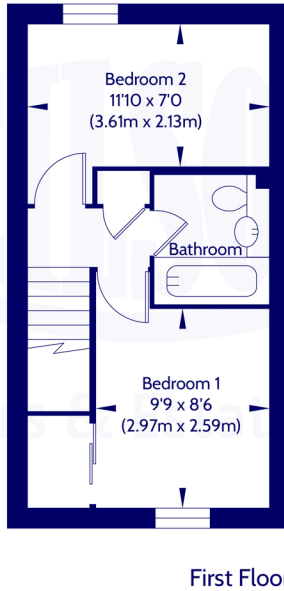
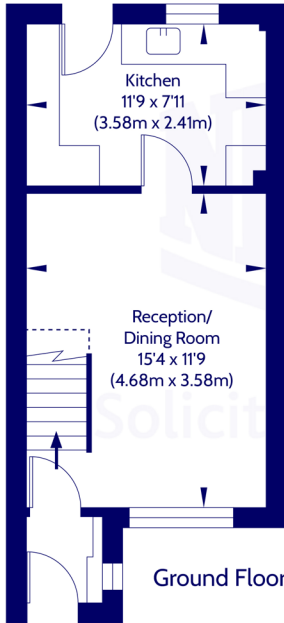




Location

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. 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. Lovely walks can also be enjoyed at Cramond Foreshore.

Not to scale. For identification only.
Approx. Internal Area 53.41 Sq M / 575 Sq Ft.
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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.



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