



**35 Fauldburn Park, East Craigs,
Edinburgh, EH12 8YN**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

IMMACULATE

ONE BEDROOM, END-TERRACE HOUSE



Immaculate, one bedroom, end terrace house, situated in a lovely quiet cul de sac in an established residential development in East Craigs, North West Edinburgh, ideal for commuting out of the city, or to the airport and close to excellent local amenities, green spaces and the Gyle Shopping Centre. The property has been very nicely decorated throughout and has accommodation over two floors. There is an entrance vestibule, a bright open plan living/dining room, with a leafy outlook, and opens into a very smart, modern kitchen, with a good range of white gloss units and appliances. On the upper floor there is a spacious, double bedroom, with a fitted wardrobe and double aspect windows, a contemporary shower room and a landing with two storage cupboards and access to the floored attic. There is a pretty, fully enclosed, front garden and a fully enclosed side garden with an area of beach pebbles, a drying area, shed and a gate to the rear car park, with an allocated parking space. This is an ideal property for a first-time buyer or investment opportunity.

Vestibule
Living/dining room
Kitchen
Double bedroom
Shower room
Attic
Double glazing
Gas central heating - new boiler
Gardens to front and side
Allocated parking space





EAST CRAIGS

East Craigs lies approximately six miles to the west of Edinburgh City Centre and enjoys the convenience of local shops and service nearby, with a wider range available at the Gyle Shopping Centre and Hermiston Gait, both of which are within close proximity. Schools, both primary and secondary, are within comfortable travelling distance and a regular public transport service operates 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 also close at hand and provides easy access to the Forth Road Bridge and Fife. Recreational facilities can be found throughout the surrounding area including the Drum Brae and David Lloyd Leisure Centres, Edinburgh Zoo, Murrayfield Stadium and a variety of reputable golf courses.



Extras

All fitted floor coverings, blinds, light fittings, oven, hob, washing machine, fridge freezer, dishwasher and shed are included in the sale. Excluded from the sale are two lamp shades. (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

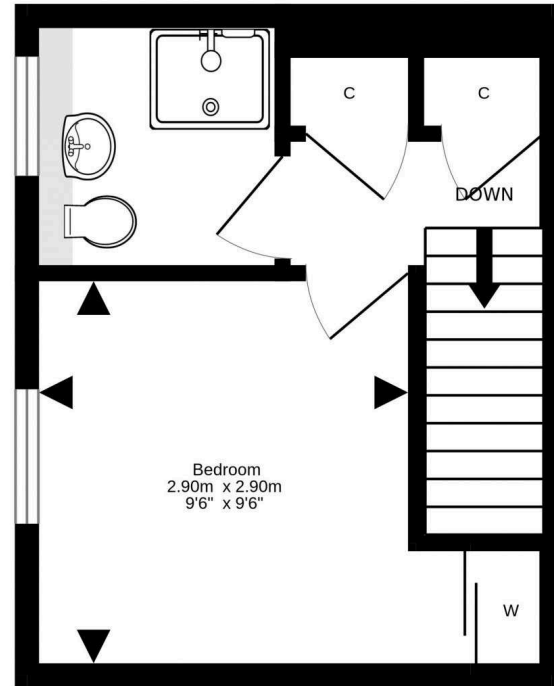
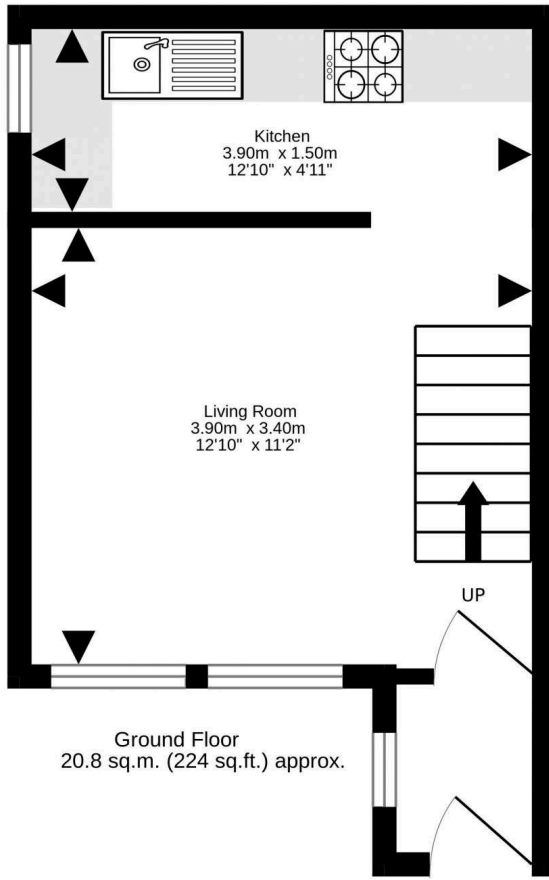
B

Home Report Valuation

£175,000

EPC Rating

C



1st Floor
18.7 sq.m. (201 sq.ft.) approx.



TOTAL FLOOR AREA : 39.5 sq.m. (425 sq.ft.) approx.

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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