



Solicitors & Estate Agents










Offers Over

£240,000

13/4 Burnbrae Drive

East Craigs | Edinburgh | EH12 8AS

This immaculate, spacious and bright first floor flat is presented to the market in true move-in condition and is pleasantly situated to enjoy local amenities and excellent commuting links. The property would undoubtedly appeal to young professionals or families and early viewing is highly recommended.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Allocated Parking
-  Communal Garden Grounds
-  EPC Rating – B
-  Council Tax Band – E



Description

Set within well maintained communal grounds the property in brief comprises; secure entry system, lift/stair access, welcoming entrance hallway, spacious and bright lounge/dining with Juliet balcony and lovely open views, open plan to modern fitted kitchen with integrated appliances, generously proportioned principal bedroom with fitted wardrobes and en-suite shower room, second well proportioned bedroom with fitted storage and stylish bathroom with three-piece suite. Further benefits include gas central heating, double glazing and good storage throughout.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances.

Gardens & Parking

The property is surrounded by well maintained communal garden grounds together with an allocated parking space available. A factoring fee is made payable to Hacking & Paterson for the upkeep of the communal areas and is approximately £300 per quarter. This includes buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





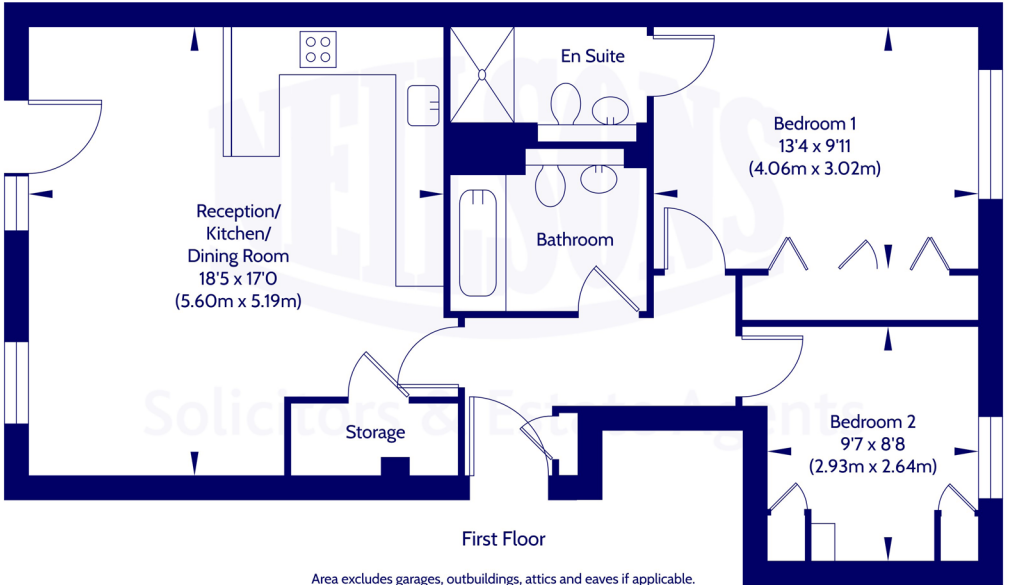
Location

East Craigs lies to the west of Edinburgh City Centre and enjoys the convenience of local shops and services with a wider range available at the Gyle Shopping Centre, Corstorphine and Hermiston Gait both of which are within easy reach by way of car or bus service. 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 Queensferry Crossing 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 and walks along Cramond and the Silverknowes Esplanade.





Approx. Gross Internal Floor Area 67.28 Sq M / 724 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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