



RALPH SAYER
SOLICITORS & ESTATE AGENTS

24 Fauldburn Park

East Craigs, Edinburgh, EH12 8YN

24 Fauldburn Park

Immaculate, one bedroom, end terrace house, situated in a lovely quiet cul de sac in an established residential development in East Craigs. Located to the North West of Edinburgh's City Centre, this property is in an ideal location 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 beautifully decorated throughout with accommodation set over two floors comprising: an entrance vestibule, open plan lounge/dining area, modern fitted kitchen with appliances included in the sale price. On the upper floor there is a spacious, double bedroom with built-in cupboard and double aspect windows, a contemporary stylish bathroom with three-piece suite and shower over the bath. On the upstairs landing are two storage cupboards and access to the loft space for storage. There is a well-maintained front garden and a fully enclosed rear garden with an allocated parking space in the rear car park. This is an ideal property for a first-time buyer or investment opportunity.

Extras: to include all fitted carpets and fitted floor coverings, light fixtures and fittings, window coverings and kitchen appliances.

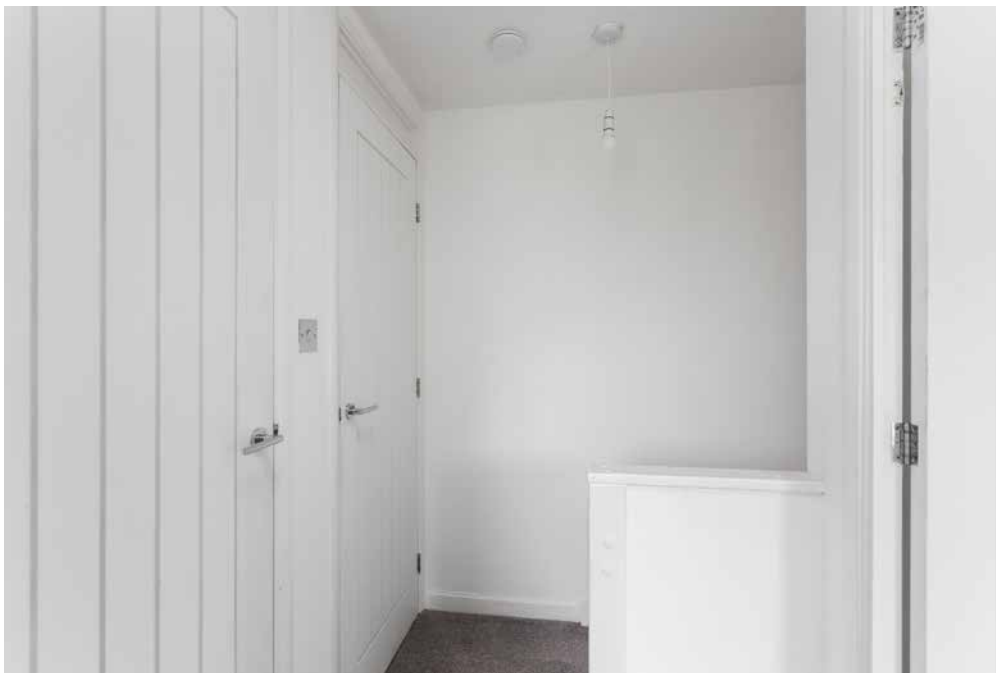
Property Summary

- End-Terraced House
- Entrance Vestibule
- Living/dining room
- Fitted Kitchen
- Hall landing with built-in storage
- Double bedroom
- Stylish bathroom with shower over the bath
- Loft storage
- Double glazing and gas central heating
- Private front and fully enclosed rear garden
- Allocated Parking Space
- EPC Band - C | Council Tax - B
- Home Report Value - £175,000

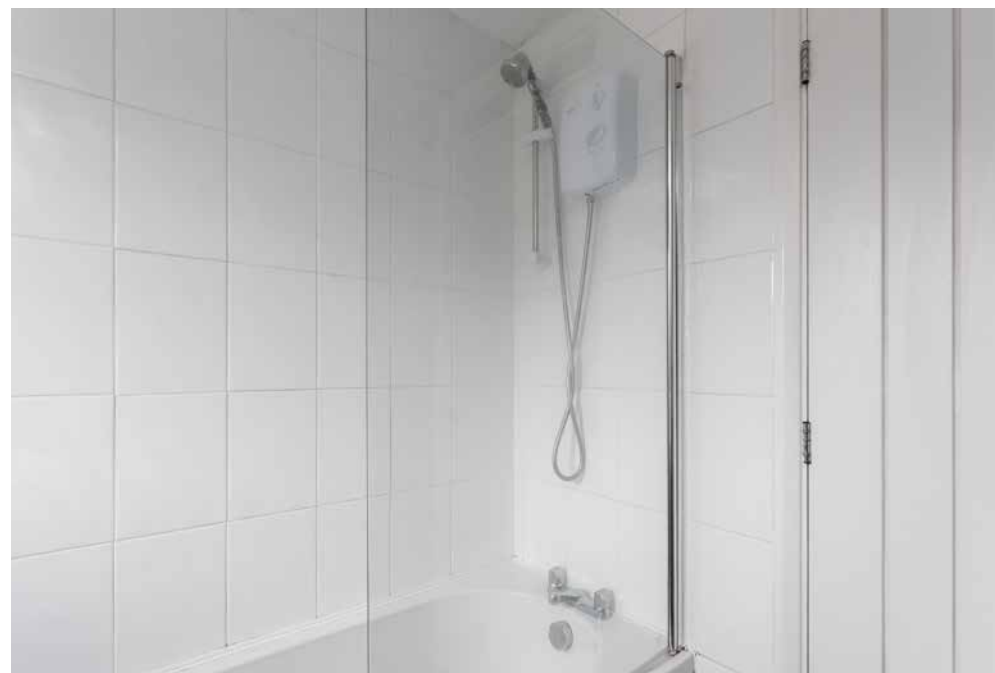




Virtually staged image



An ideal location for commuting out of the city, or to the airport and close to excellent local amenities





Virtually staged image



East Craigs, Edinburgh

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.





Let us help you find your next
dream property!



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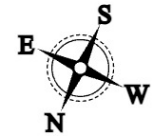
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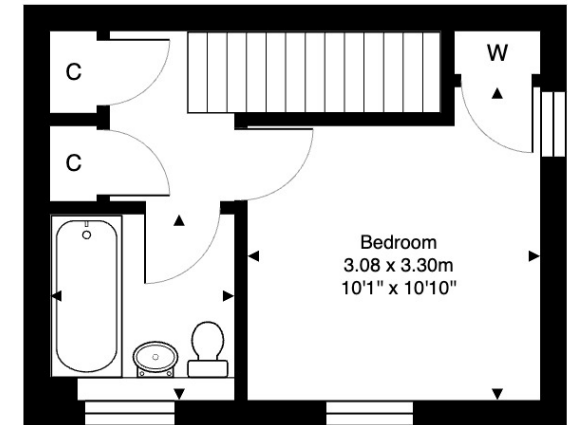
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

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Ground Floor



First Floor

Total Area: 41.8 m² ... 450 ft²

All measurements are approximate and for display purposes only.