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BURNBRAE PARK

EDINBURGH

£299,950

Nestled in the serene Burnbrae Park area of Edinburgh, this exquisite 2 bedroom Ground Floor Apartment offers a harmonious blend of modern living and natural beauty. Spanning an impressive 861 square feet, the property boasts a generous open plan living, dining and kitchen area complete with built-in appliances, perfect for both entertaining and relaxation.

Patio doors lead out onto a large sunny south-west facing private balcony/sun terrace that provides a delightful outdoor space with paved seating and patio area, ideal for soaking up the sun and where you can look out across the sweeping lawn of the communal gardens that surround the home, edged by a row of mature trees.

Viewing is essential to appreciate this immaculately presented two bed Ground Floor Apartment, boasting stylish, high spec fittings throughout the spacious interior and an open leafy outlook.

DESCRIPTION

The flat features two well-appointed bedrooms, including a spacious master suite complete with built-in wardrobes and a charming Juliet balcony. The luxurious en-suite shower room adds a touch of elegance, while a second good-sized double bedroom ensures ample accommodation for family or guests.

Additional highlights of this property include a welcoming 25ft reception hall, modern family bathroom, utility cupboard with plumbing for a washing machine, security entry, alarm system, double glazing and efficient gas central heating with a Nest controller, ensuring comfort throughout the year. For added convenience, there is a lift that provides easy access to the secure underground car park, where an allocated parking space awaits.

This property is not just a home; it is a lifestyle choice, offering a peaceful retreat while remaining close to the vibrant amenities of Edinburgh. With its thoughtful design and prime location, this flat is an exceptional opportunity for those seeking a stylish and comfortable living space in one of Scotland's most beautiful cities.

Reception Hall 7.82m x 1.41m (25'7" x 4'7")
Lounge/Dining room/Kitchen 7.52m x 4.02m (24'8" x 13'2")
Balcony 7.20m x 3.10m (23'7" x 10'2")
Master Bedroom 3.22m x 3.22m (10'6" x 10'6")
En-Suite Shower Room 2.25m x 2.13m (7'4" x 6'11")
Bedroom 2 3.64m x 3.05m (11'11" x 10'0")
Bathroom 3.53m x 2.25m (11'6" x 7'4") (widest by longest)

LOCATION

Flat 1, at Number 2 Burnbrae Park enjoys an outstanding position on the edge of this sought-after Cala built development incorporating well tended leafy communal gardens and residents parking. Burnbrae Park is a desirable residential area approximately four miles west of the City Centre.

Nearby Corstorphine has traditional high street shops which sit side-by-side with large retail outlets including a 24-hour Tesco Extra supermarket, Sainsbury's and Scotmid. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts and badminton and squash courts. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre.

For those needing to travel further afield for work or leisure, the new Edinburgh Gateway railway station and interchange at nearby Gogar is served by Scotrail and Edinburgh Trams which provides convenient transport links between Edinburgh Airport and the city centre, as well as frequent and reliable services across the central belt. The city bypass is close at hand and there is easy access to the M8/M9, M90, Forth Road Bridge and Edinburgh Airport.

KEY FEATURES

- Stunning Ground Floor Apartment
- Established Modern Cala Development
- Superb Open Plan Living/Dining Room/Kitchen
- Large South/West Facing Balcony/Sun Terrace
- Master Bedroom With Fitted Wardrobe & En-Suite Shower Room
- Further Double Bedroom (Fitted Wardrobes)
- Stylish Bathroom
- Gas central heating and double glazing
- Private underground parking space
- Alarm, Lift & Entry Phone Security Entry
- Beautifully Landscaped Mature Grounds

EXTRAS

All fitted floor coverings, gas hob, oven, microwave, extractor canopy, integrated fridge/freezer, washing machine, dishwasher, all bathroom and en-suite fixtures and fittings are included in the purchase price.

GARAGE & PARKING

There is a residents lift that provides easy access to the secure underground car park, where your own allocated parking space awaits. Residents parking and secure bike storage area.

FACTORING

The development is factored by Hacking Paterson for approx. £126 per month. This includes maintenance of communal areas and buildings insurance.

INTERESTED IN VIEWING THIS HOME?

Viewing by appointment. Call your local Estate Agent, Colin Jenkins to see this property. 0800 999 1565.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	

To view this property call Colin Jenkins on 0800 999 1565



Colin Jenkins
Founder/Professional Estate Agent

0800 999 1565 (office)
07977 170505 (mobile)

colin@AMAZINGRESULTS.com



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