



GILSON GRAY

LAW • PROPERTY • FINANCE

20 BURNBRAE AVENUE

Corstorphine, Edinburgh, EH12 8AU



Presenting a contemporary home within the esteemed Cala development, this property showcases breathtaking views of the Pentland Hills at the rear and Corstorphine Hill from the front balcony. Situated on a corner plot, it enjoys abundant natural light and sunshine, boasting a southwest-facing garden. With open views on three sides, this airy abode is conveniently located just a 2-minute stroll from the renowned Craig Mount School and a leisurely 15-minute walk from Gyle Shopping Centre. Spanning 1870 sq.ft, this spacious end-terrace townhouse features a sizable lounge, ideal for entertaining, and offers parking for two cars alongside a single integrated garage.

Extras: All fitted floor coverings and integrated kitchen appliances (double oven, hob, extractor hood, and fridge/freezer are included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Well-connected suburban Cala development
- Modern townhouse occupying a corner plot
- Bright & spacious living room
- Dining kitchen with garden access
- 4 Double bedrooms with storage
- En-suite shower room
- Four-piece bathroom
- Principal bedroom balcony
- South-facing enclosed garden
- Attached single integrated garage
- Private driveway for 2 vehicles
- Within walking distance to Craig Mount School & Gyle Shopping Centre
- EPC Rating - C
- Council Tax Band - G







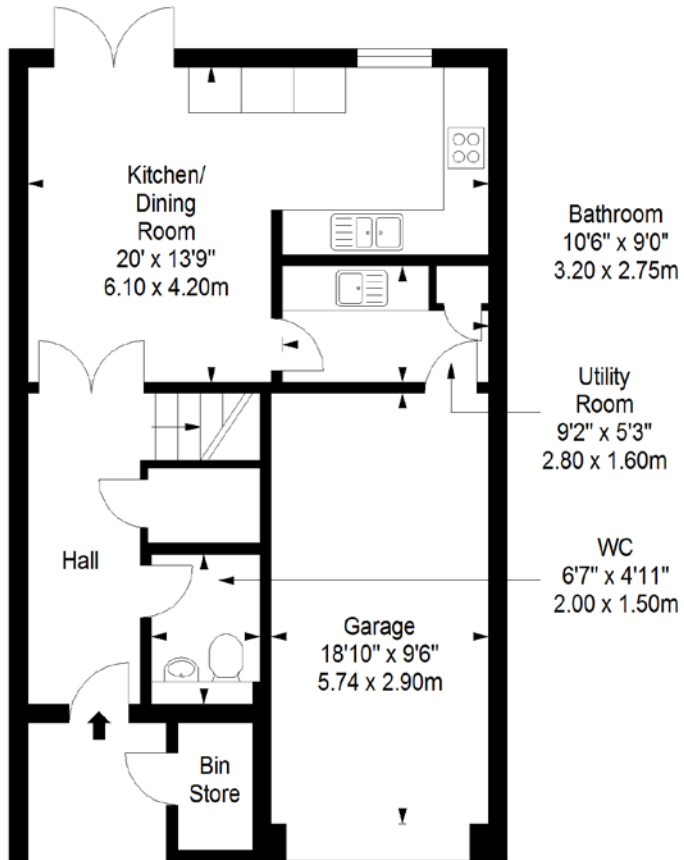
“MODERN TOWNHOUSE
OCCUPYING A CORNER
PLOT IN A WELL-CONNECTED
SUBURBAN CALA
DEVELOPMENT”



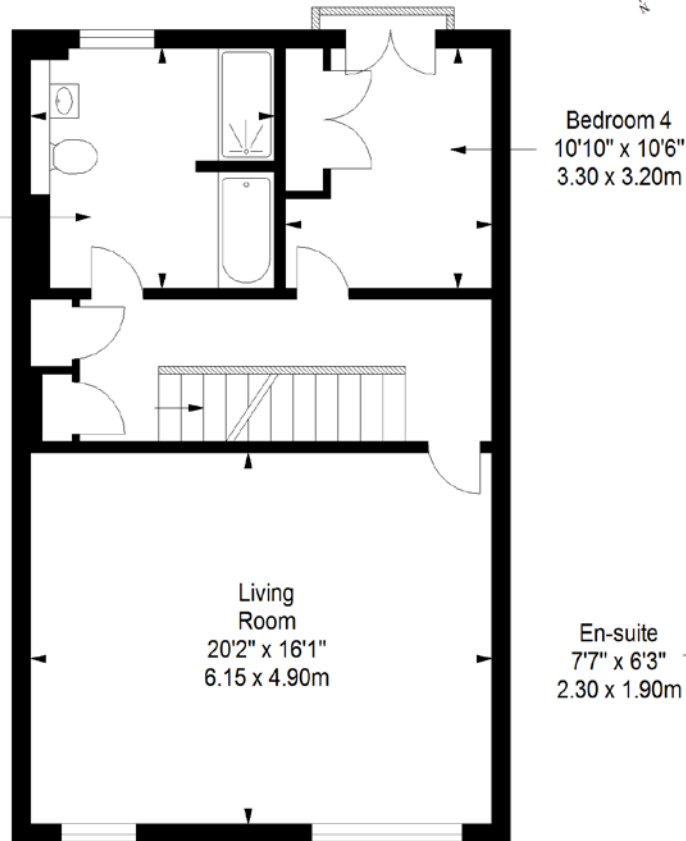


FLOORPLAN

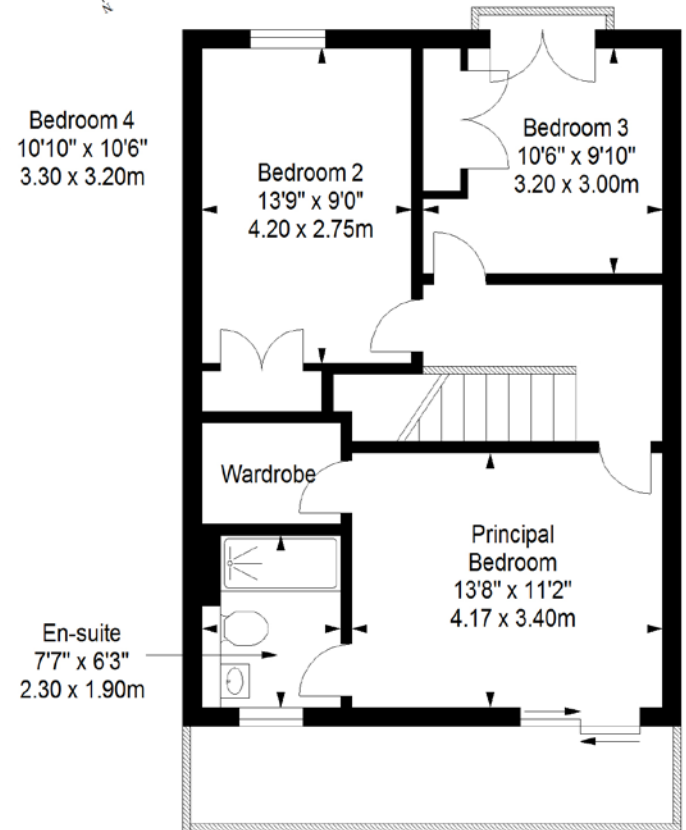
Ground Floor
(Approx. 56.9 sq. metres 612.5 sq. feet)



First Floor
(Approx. 63.6 sq. metres 684.6 sq. feet)



Second Floor
(Approx. 54.1 sq. metres 582.3 sq. feet)



Total area: approx. 174.6 sq. metres (1879.4 sq. feet)



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BORDERS

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