



13/6, BURNBRAE DRIVE

Corstorphine, Edinburgh, EH12 8AS



1

Public Room



2

Bedrooms



2

Bathroom



13/6, BURNBRAE DRIVE

Desirably situated in the city's sought-after Corstorphine district, less than a 25-minute drive from central Edinburgh, this two-bedroom, third-floor flat, which forms part of a lift-serviced development, is sure to appeal to a wide range of buyers. The home also features a spacious living and dining area that opens to a modern, integrated kitchen with two south-facing windows, as well as a Juliette balcony. Completing the accommodation is an en-suite shower room, a bathroom with a handheld shower, a towel radiator and vanity storage. In addition, the development offers access to allocated residents' parking and thriving shared gardens.

Please note that some of the rooms have been virtually staged using actual photographs of the rooms.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Third-floor flat in Corstorphine
- Part of a modern development
- Lovely garden and mountain views
- Secure phone entry and lift service
- Entrance hall with built-in storage
- Sunny open-plan living/dining/kitchen with Juliette balcony
- Main bedroom with storage and en-suite
- Versatile second bedroom with a wardrobe
- Family bathroom with towel warmer
- Established communal gardens
- Allocated residents' parking







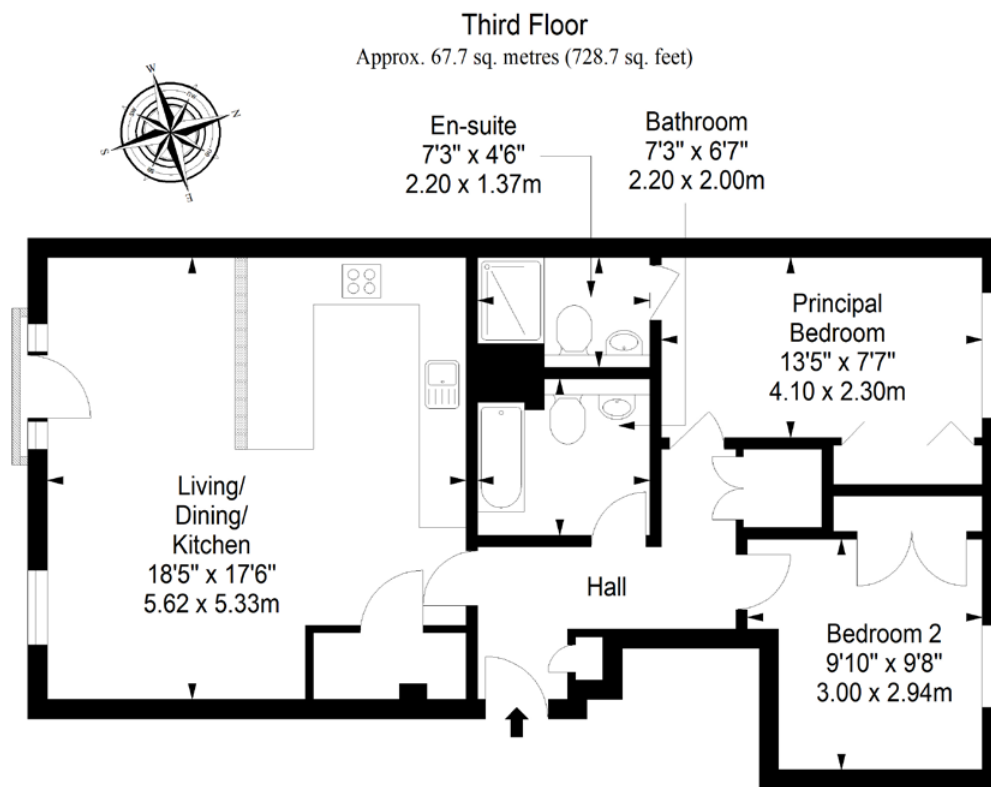
Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Factor: The factor is managed by Hacking and Paterson at an approximate quarterly cost of £330.



CORSTORPHINE, EDINBURGH

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a Co-op. 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, and tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a short drive away, with two tram stops within close proximity. The area is also served by regular day and night buses, frequent trains from the South Gyle train station, and excellent road links to the city centre, Glasgow, Fife, and to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessible.



Total area: approx. 67.7 sq. metres (728.7 sq. feet)

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.