



1 Burnbrae
Corstorphine, Edinburgh, EH12 8UB

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SIMPSON & MARWICK

simpsonmarwick.com

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Rarely available 5 bedroom detached house with 2 bedroom annex, garage, driveway and private garden, located in the desirable residential area of Corstorphine

- Spacious sitting/dining room
- Kitchen/breakfast room & utility
- Delightful garden room with views
- Family room & office
- Principal bedroom with en-suite
- Double bedroom 2 with en-suite
- 3 further bedrooms, bathroom & WC
- 2 bedroom self-contained annex
- Garage & driveway
- Private garden & residents' park



DESCRIPTION

Located in the desirable residential area of Corstorphine, this superb 5 bedroom detached house has the addition of a separate 2 bedroom annex. There is a driveway and garage as well as a lovely, mature private garden. The Burnpark to the rear of the property is jointly owned by the 22 houses surrounding the park and is for their exclusive use.

The interior is extremely versatile and spacious and offers an abundance of bright living space and bedrooms. In particular the garden room shows off lovely open views. The separate self-contained annex with it's own private entrance has a sitting/dining room, kitchen, 2 double bedrooms and a bathroom.

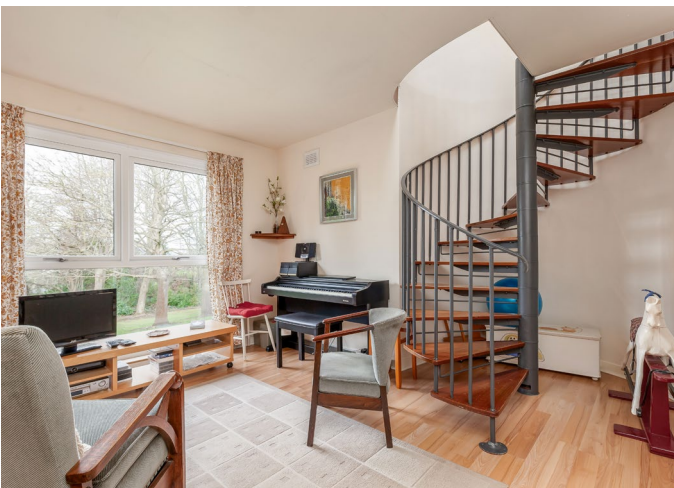
LOCATION

The popular area of Corstorphine lies within easy reach of the city centre and is renowned for its tree lined streets and green open spaces. There are

many excellent amenities close at hand including; local bars, restaurants, excellent shopping facilities, several sports clubs, golf courses at Ravelston and Murrayfield and of course the Murrayfield Stadium and Edinburgh Zoo. More extensive shopping facilities can be found at the Gyle Shopping Centre. The area has excellent bus routes and Gateway rail station is nearby with the tram providing easy access into the city centre and to the airport. There is convenient road access westwards towards the City Bypass, Edinburgh International Airport and the motorway links to the North, South and West. Excellent schooling is represented in both the state and private sector.

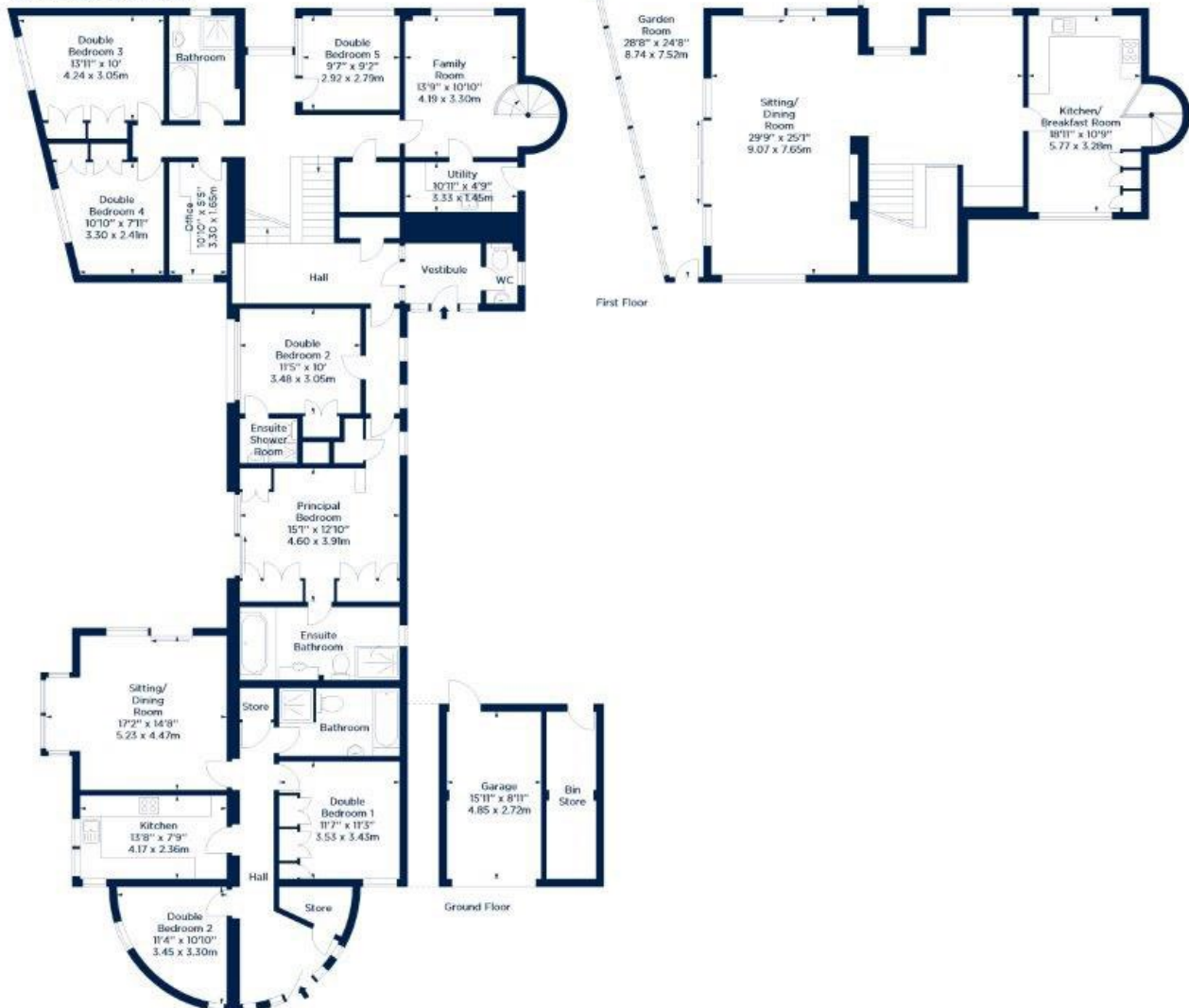
FIXTURES AND FITTINGS

All fitted carpets, curtains (excluding curtains in Double bedroom 2), curtain poles, blinds, light fittings, hob, oven, extractor hood and fridge/freezer are included in the sale price.





Approx. Gross Internal Area
3778 Sq Ft - 350.98 Sq M
Garage & Bin Store
Approx. Gross Internal Area
228 Sq Ft - 21.38 Sq M
For identification only. Not to scale.



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Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations. No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.