

**Flat 11 , 16 Burnbrae Drive
EDINBURGH EH12 8AS**

Offers Over £225,000

- Large living/kitchen/diner with fantastic views and access to private balcony
- Kitchen fitted with a range of floor and wall mounted units, induction hob and double oven and integrated appliances
- Two double bedrooms with master featuring en-suite and balcony
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Well kept communal gardens
- Residents parking
- Lift access
- Secure entry phone

Council Tax Band: G

Tenure: Freehold

Annual Service Charge: £960

Shared Ownership: N



1



2



2



EPC B



Flat

Blair Cadell is thrilled to present this stunning two-bedroom top-floor flat in the highly desirable Corstorphine area. Offering breath-taking, uninterrupted views over Edinburgh and extending to the Pentland Hills, this property is sure to captivate a variety of buyers and is a must-see.

The accommodation comprises a beautiful, light-filled living and dining room, illuminated by full-length glass doors leading to a private balcony with scenic views. The modern kitchen is well-appointed with a range of floor and wall-mounted units, an induction hob, a double oven, and integrated appliances, all of which are included in the sale. Both double bedrooms are spacious and feature built-in wardrobes, with the master bedroom boasting its own private balcony and an en-suite bathroom, complete with a two-piece suite and an electric walk-in shower. The main bathroom is elegantly fitted with a three-piece suite and a mains-powered shower over the bath. The hallway also offers the convenience of three large storage cupboards. The property benefits from gas central heating and double glazing throughout, ensuring maximum energy efficiency. Additional features include well-maintained communal gardens, residents' parking, and lift access to all floors. No warranties are provided for systems or appliances.

Situated in the sought-after Corstorphine area, located north of Edinburgh's city centre, this property enjoys a vibrant, close-knit community atmosphere. The area boasts excellent shopping options in Corstorphine Village, with additional retail outlets available at The Gyle Shopping Centre. Leisure options are plentiful and include a variety of bars, restaurants, and health and sports clubs, such as David Lloyd and Drum Brae Leisure Centre, both within walking distance. The area is also well-served by highly regarded schools, including the prestigious Royal High School, catering from nursery through to senior levels. Corstorphine is well connected by an efficient public transport network, making it easy to access the city and surrounding areas. The City Bypass, main motorway networks, and transport hubs such as South Gyle and Haymarket railway stations are all within easy reach, with Edinburgh Airport just a short drive away.

Viewing by appointment on 0131 337 1800

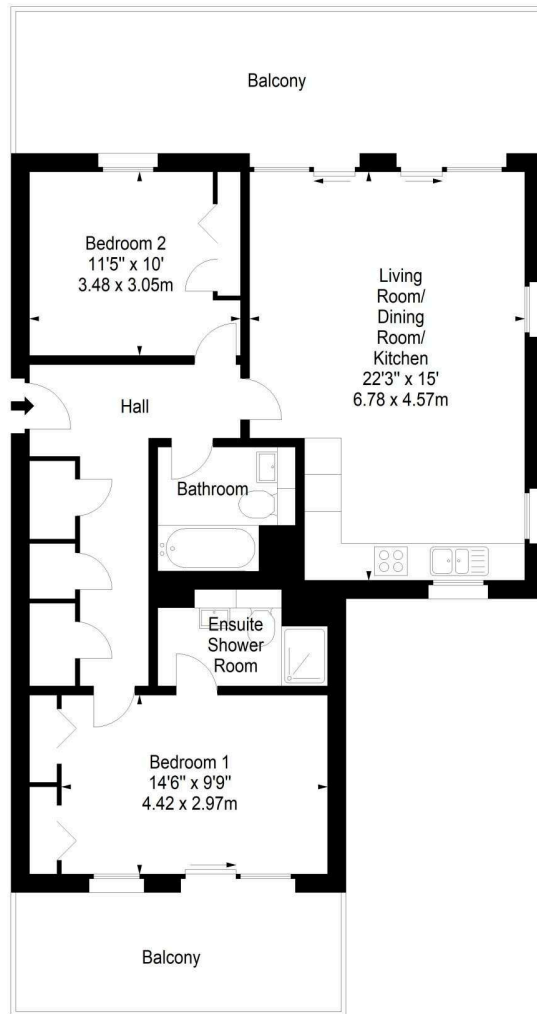




Burnbrae Drive, EH12 8AS



Approx. Gross Internal Area
861 Sq Ft - 79.99 Sq M
For identification only. Not to scale.
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Third Floor



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