










Fixed Price

£230,000

138 Fauldburn

East Craigs | Edinburgh | EH12 8YJ

This beautifully presented end-terraced villa with private landscaped gardens and parking forms part of an established much sought after residential area, close to good local day to day amenities and well placed for commuting.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Allocated Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

In move in condition this lovely home comprises; entrance vestibule, light and spacious reception room with open plan stairs and window to front providing good natural light. The stylish kitchen has a range of modern base and wall mounted units with co-ordinating work surfaces/splash backs and door accessing rear garden. Finally, to the upper floor there is a well proportioned principal bedroom with fitted wardrobes, good sized second bedroom and appealing modern bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, washing machine and fridge/freezer.

Gardens & Parking

To the front the garden is extensively laid out with chip stones and path leading to main door and side access. A private parking space beyond provides off-street parking. The gardens to the rear is mainly laid with artificial grass for ease of maintenance, creating the ideal place for outside dining/relaxing.

Viewing

By appointment through Neilsons 0131 625 2222.





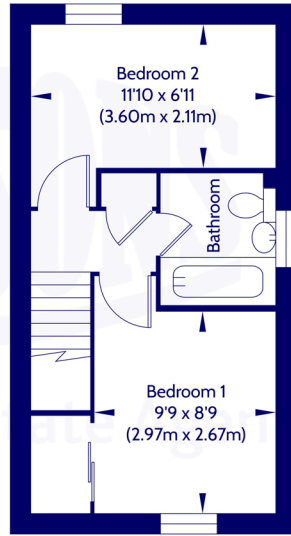
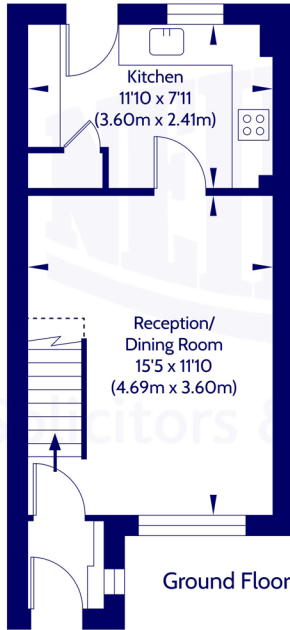
Location

East Craigs lies to the North of Edinburgh's City Centre and enjoys the convenience of local shops and services with a wider range available at the Gyle Shopping Centre and Hermiston Gait both just a short drive away. Edinburgh Business Park and the RBS Headquarters at Gogarburn are both within easy reach with a regular public transport service operating into the city and surrounding areas. There are local shops and Medical and Dental practices within easy walking distance. The property is also ideally located for swift access to the City By-pass linking the main Scottish motorway network and Edinburgh Airport. The A90 is within easy reach providing easy access to the Queensferry Crossing and Fife beyond. Recreational facilities can be found in the neighbouring districts of Drum Brae and Corstorphine including the Drum Brae and David Lloyd Leisure Centres, Edinburgh Zoo together with reputable golf courses. The property is within catchment area of Clermiston Primary School and Royal High School. Lovely walks can also be enjoyed at Cammo Estate and Craigmond Foreshore.

Approx. Internal Area 53.39 Sq M / 575 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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