










Offers Over
£515,000

8 Burnbrae Grove

Corstorphine | Edinburgh | EH12 8BF

Neilsons are delighted to offer on to the market this exceptionally appealing mid terraced townhouse, which forms part of a desirable and established Cala development, quietly tucked away in the highly sought-after Corstorphine area of the capital. Internally the space is beautifully presented throughout and offers highly flexible accommodation which would be perfectly suited to the growing family and those working from home.

-  5 bedroom
-  2 public room
-  2 bathroom
-  Driveway and garage
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band- G



Description

The property briefly comprises: entrance hallway with convenient downstairs WC, utility room and stair leading to the upper floors, generously proportioned dining kitchen/family room which offers a bright modern space, complete with double doors leading directly out to the rear garden, an ample dining space and a stylish contemporary kitchen, with central island/breakfast bar and a selection of high quality integrated appliances, carpeted first floor reception room which is spacious enough to allow for a variety of configurations and features doors opening out to a Juliet balcony and an attractive open outlook, bright south facing principal bedroom with walk-in wardrobe and en-suite shower room, four further good sized bedrooms, and luxury family bathroom with modern three piece white suite, tiling to splash areas and separate shower enclosure.



Extras

All floor coverings, blinds and integrated appliances will be included.

Gardens, Garage & Driveway

To the front of the house is a well-maintained lawned area, together with a monobloc drive and single garage to provide excellent off-street parking. To the rear is a beautifully kept, fully enclosed private garden, which comprises lawn and a paved terrace, bordered by a variety of shrubs and bushes. The gardens exude a wonderfully peaceful feel and offers a safe space for all the family to enjoy.

Factor

There is a factoring agreement in place with Hacking and Patterson for the upkeep of the communal areas within the development. This is currently charged quarterly at approximately £40.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

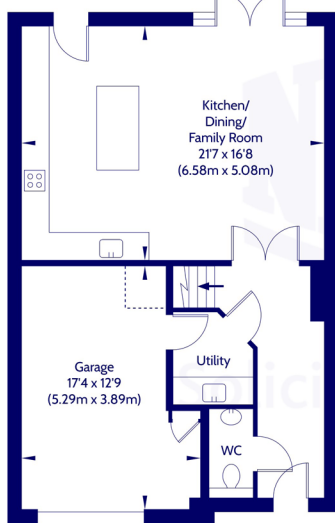
The property is located in the ever-popular Corstorphine area of Edinburgh, lying approximately six miles to the west of the City Centre. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre. Excellent shopping facilities can be found close by which include a Tesco Extra along with a good selection of local shops, banks, beauty salons and restaurants. The property is also conveniently positioned to take advantage of the excellent commuter links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. A frequent bus service provides quick and easy access into the City Centre, Edinburgh Airport and surrounding areas. Excellent schooling is available close by from nursery to secondary education.



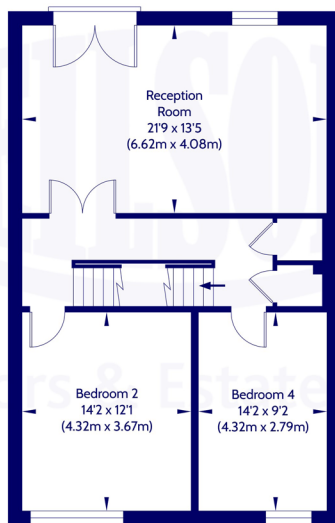


Approx. Gross Internal Floor Area 188.98 Sq M / 2034 Sq Ft.

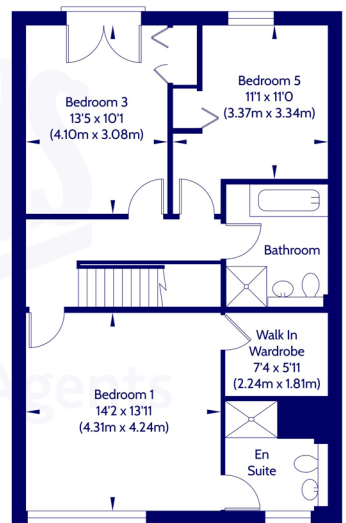
Ground Floor



First Floor



Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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