










Offers Over  
**£210,000**

## 89 Fauldburn

East Craigs | Edinburgh | EH12 8YQ

A well presented mid terraced villa forming part of a established residential development in the popular area of East Craigs. In move in condition and with private gardens and an allocated parking space, this property is sure to appeal to first time buyers, professionals and young families.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Front and rear gardens
-  Allocated parking space
-  EPC rating – C
-  Council tax band - C



## Description

The accommodation is laid out over two levels with downstairs briefly comprising of an entrance vestibule with a space to hang jackets, a bright lounge with stairs to the first floor and a built in bench by the window giving an ideal space to add a table for dining, and a modern kitchen with a range of units with co-ordinated worktops, subway style splashback tiling, a Belfast sink, and a door to the rear garden.

Moving upstairs there are two bedrooms, one of which has a built in storage cupboard, and a stylish partially tiled shower room with a white suite with overhead rainfall shower and heated towel rail. The attic is floored to provide additional storage.

The property further benefits from gas central heating and double glazing.



## Extras

Included in the sale is the 5 ring gas hob and electric oven, integrated fridge/freezer, dishwasher and the garden shed. Please note that no guarantees or warranties given in respect to the appliances.

## Gardens & Parking

A front garden laid to lawn with a path welcomes you and to the rear is a fully enclosed garden with a lawn and patio area, offering an ideal space for dining in the warmer months and a safe place for children and pets to play. There is an allocated parking space and on street parking is also available.

## Factoring

The common grounds around the development are maintained by Trinity Factors at a cost of approximately £100 per annum.

## Viewing

By appointment through Neilsons (0131 625 2222).





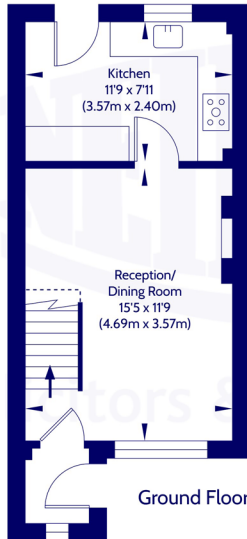
## Location

East Craigs lies to the north west 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 and a regular public transport service operates into the City and surrounding areas. 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 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 and Edinburgh Zoo, together with reputable golf courses. Lovely walks can also be enjoyed at Cammo Estate and Cramond Foreshore.

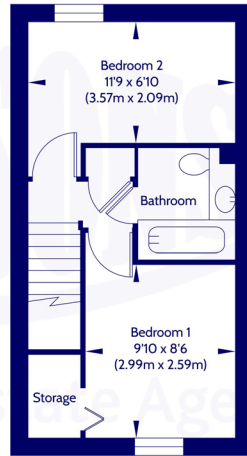




Approx. Gross Internal Floor Area 52.93 Sq M / 570 Sq Ft.



Ground Floor



First 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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