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3/8 Burnbrae Place

East Craigs | Edinburgh | EH12 8AR

This exceptionally spacious, well presented second/top floor flat, is pleasantly situated within an established modern development close to excellent commuting links and amenities. The bright accommodation is presented to the market in true move-in condition and will undoubtedly appeal to professionals and young families.

-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift/Stair Access
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The property is accessed via a secure entry system, with both lift and stair access available to all floors, ensuring convenience and ease of access. On entering the apartment, a welcoming reception hallway provides an excellent first impression and features extensive built-in storage together with a practical utility cupboard. The heart of the home is a bright and generously proportioned reception and dining room, which enjoys an abundance of natural light and benefits from a Juliet balcony, creating a pleasant outlook. This room is open plan to a contemporary fitted kitchen, stylishly designed with a range of modern wall and base units, complementary work surfaces and a selection of integrated appliances, making it perfectly suited for both everyday living and entertaining. The principal bedroom is particularly spacious and comes complete with fitted wardrobes and a sleek en-suite shower room, finished to a high standard. A second well-proportioned double bedroom also features fitted wardrobes, while a further third bedroom provides an ideal single room, nursery or home office. Completing the accommodation is a modern family bathroom, fitted with a white three-piece suite and shower over bath. Further benefits to the property include gas central heating and double glazing, ensuring year-round comfort and efficiency.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens, Parking & Factor

The property is pleasantly positioned within attractive communal landscaped grounds with allocated private parking space. The development is managed by Hacking & Paterson for a monthly fee of approx. £120. This includes maintenance and cleaning of communal areas, lift and buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

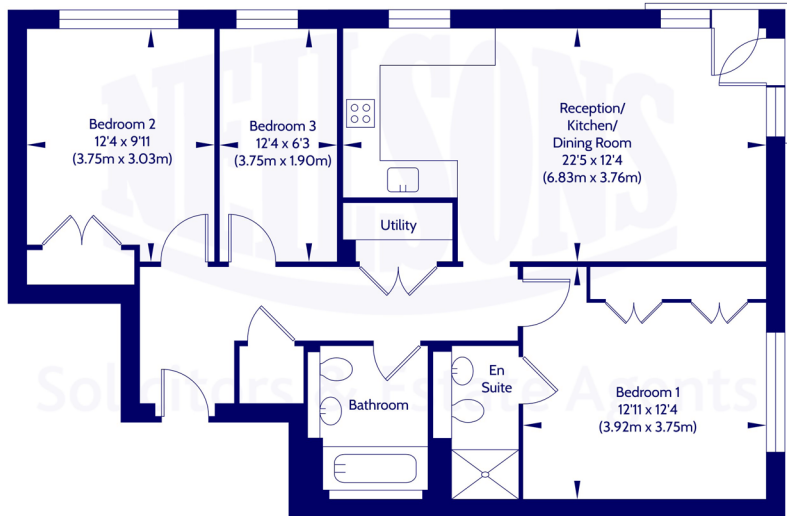
East Craigs lies to the west of Edinburgh City Centre and enjoys the convenience of local shops and services with a wider range available at the Gyle Shopping Centre, Corstorphine and Hermiston Gait all of which are within easy reach by way of car or bus service. A regular public transport service operates 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 also close at hand and provides easy access to the Queensferry Crossing and Fife. Recreational facilities can be found throughout the surrounding area including the Drum Brae and David Lloyd Leisure Centres, Edinburgh Zoo, Murrayfield Stadium and a variety of reputable golf courses and walks along Cramond and the Silverknowes Esplanade.





Approx. Gross Internal Floor Area 80.11 Sq M / 862 Sq Ft.

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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