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Offers Over

£575,000

17 Burnbrae

East Craigs | Edinburgh | EH12 8UB

A superb and truly unique detached family home, ideally positioned in the sought-after and well-connected residential area of East Craigs, Corstorphine. Set within beautifully maintained garden grounds, the property also boasts a detached double garage and generous driveway providing ample off-street parking.

-  4 Bedrooms
-  3 Public Rooms
-  2 Bathrooms Plus WC
-  Double Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band – G



Description

Split over three well-planned levels, this spacious detached property presents an excellent opportunity to create a wonderful long-term family home. On the ground floor, a welcoming vestibule leads into the hallway, which offers useful storage, a convenient WC, and access to both the upper and lower levels. The generously sized front-facing reception room features a focal fireplace and enjoys an abundance of natural light. The lower level provides versatile accommodation, ideal for a private principal suite or guest quarters. It comprises a comfortable double bedroom with a built-in wardrobe, walk-in storage, and a stylish modern en-suite shower room. The fitted kitchen enjoys an outlook to the rear garden and is complemented by a separate utility room, adding practical convenience. A formal dining room offers ample space for family gatherings and entertaining and opens into a bright conservatory with views over the garden. Upstairs, three well-proportioned double bedrooms all enjoy pleasant open aspects over the rear garden and neighbouring communal green space. Each bedroom is fitted with carpet for comfort, and one benefits from built-in wardrobes. A family bathroom completes the upper level, featuring a three-piece suite and a fully tiled shower cubicle.



There is an annual cost of £200 per annum for the upkeep of communal grounds in the development.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

Externally, the rear garden is attractively presented with mature planting and leads via a gated entrance to a spacious, well-kept communal lawned area. The front of the property includes a neat lawn, a private driveway, and a detached double garage, providing excellent off-street parking and storage. Additionally, a private patio area, enclosed behind a secure front gate, offers a secluded outdoor retreat.

Viewing

Please contact Neilsons on 0131 625 2222.





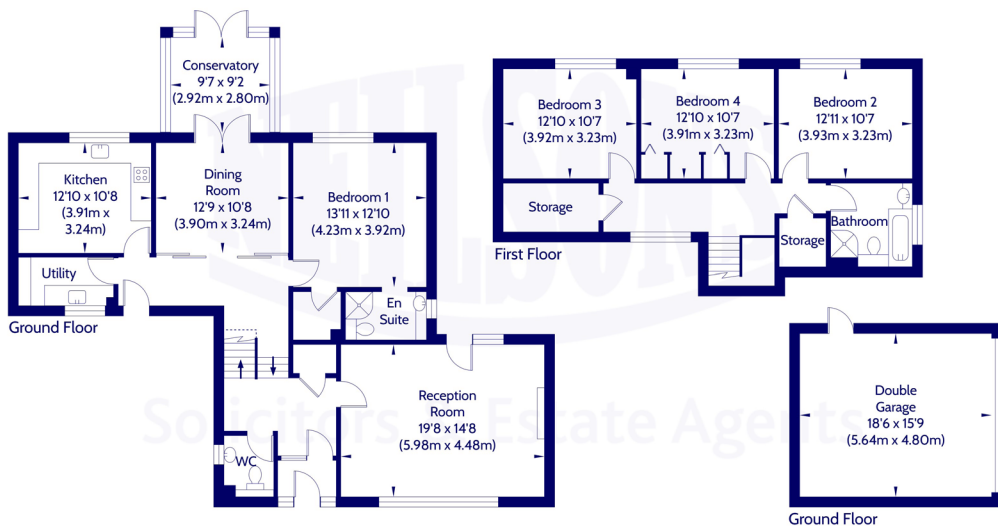
Location

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. Schools, both primary and secondary, are within comfortable walking distance 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 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 and lovely walks can also be enjoyed at Cramond Foreshore, Cammo Nature Reserve and Corstorphine Hill.





Approx. Gross Internal Floor Area 180.15 Sq M / 1939 Sq Ft.



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.



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