



38 Fauldburn

East Craigs, Edinburgh, EH12 8YH



VMH ESTATE AGENTS



Delightful linked semi-detached house with south-facing rear garden, driveway & garage

- Sitting/dining room
- Kitchen/dining room/sunroom
- WC/utility room
- Double bedroom 1 - built-in wardrobe
- 2 further double bedrooms
- Double bedroom 4/study
- Bathroom
- Lovely south-facing private garden
- Garage & driveway
- Gas central heating & double glazing



Offers Over: £350,000

EPC Rating: C

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

38 Fauldburn is a delightful linked semi-detached 4 bedroom house located in the popular and convenient residential area of East Craigs. The property is set within a peaceful cul-de-sac and lies within easy reach of a variety of local amenities. The property benefits from a lovely south-facing, enclosed rear garden and a garage and driveway to the front (with electric Podpoint charging point).

The stylish interior is bright and well proportioned throughout and offers ideal, versatile family accommodation over two levels. There is a partially floored attic accessed by a ramsay ladder.

Extras

All fitted floor coverings, curtains, curtain poles, blinds, light fittings, hob, oven, extractor hood and dishwasher are included in the sale price.

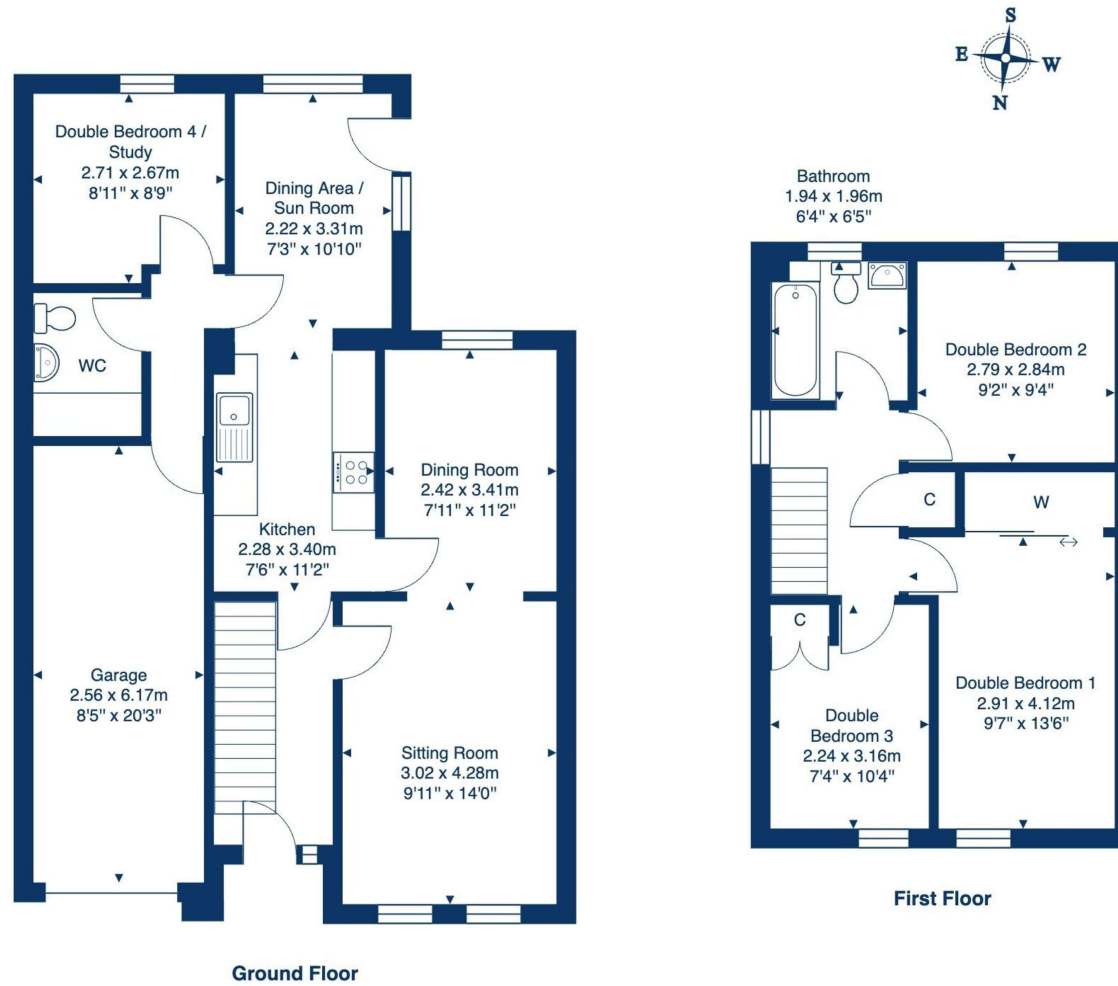




Location

East Craigs is located close to the historic Corstorphine Village, which offers excellent local shopping amenities. More extensive shopping facilities can be found at The Gyle and Hermiston Gait, both of which are within a few minutes drive. Recreational facilities, which include The David Lloyd Leisure Club, Murrayfield Stadium and Edinburgh Zoo, are also easily accessible. In addition Corstorphine Hill offers many pleasant walks as does the Cammo Estate, just a few minutes away. Its proximity to the city bypass makes it ideal for the commuter with easy access to the M8, M9, the Queensferry Crossing and Edinburgh International Airport. The commute to Edinburgh city centre is approximately 20 minutes.

38 Fauldburn, Edinburgh, EH12 8YH



Total Area: 96.8 m² ... 1042 ft²

All measurements are approximate and for display purposes only.



VMH ESTATE AGENTS



VMH SOLICITORS

More is our middle name.

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.