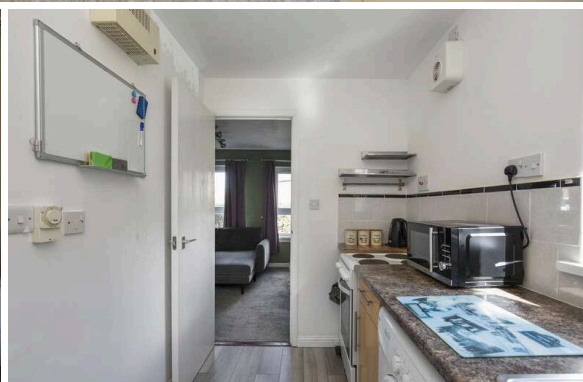




1/1 Fauldburn Park
EAST CRAIGS | EDINBURGH | EH12 8YN


warners
solicitors & estate agents



1/1 Fauldburn Park

EAST CRAIGS | EDINBURGH | EH12 8YN

Set on a quiet modern development near Corstorphine, is this well presented ground floor studio flat. Surrounded by excellent amenities, quick transport links and vast open green spaces this modern property boasts a well-kept communal garden and residents parking.

The accommodation comprises a welcoming entrance hallway with ample sized storage cupboard, bright and spacious living room with cupboard and space for dining and relaxing alike. The kitchen has attractive units with electric hob and oven, washing machine and fridge/freezer. Completing the accommodation is the shower room with shower, wc, a cupboard and underfloor heating. The property also benefits from secure entry, double glazing, residents parking and well kept communal gardens.

- Well presented studio flat
- Bright and Spacious living area
- Welcoming hallway
- Fitted Kitchen
- Shower room with underfloor heating
- Well kept communal areas and residents parking
- Double glazing

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All blinds, light fixtures, white goods and tumble dryer in boiler room cupboard will be included in the sale while the bed, couch and chest of drawers can be available with separate negotiation. EPC Rating C.

East Craigs is a popular residential area which lies to the north of the city centre. The property is beautifully positioned to take advantage of an excellent range of shopping outlets to be found at the Gyle complex, with Hermiston Gait just a little further afield. There are also numerous leisure and recreational facilities in the area, with a wider range of facilities to be found at adjoining Corstorphine. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh, and the main commuting routes, including the M8, M9, Forth Road Bridge and Edinburgh International Airport, are also easily accessible.



