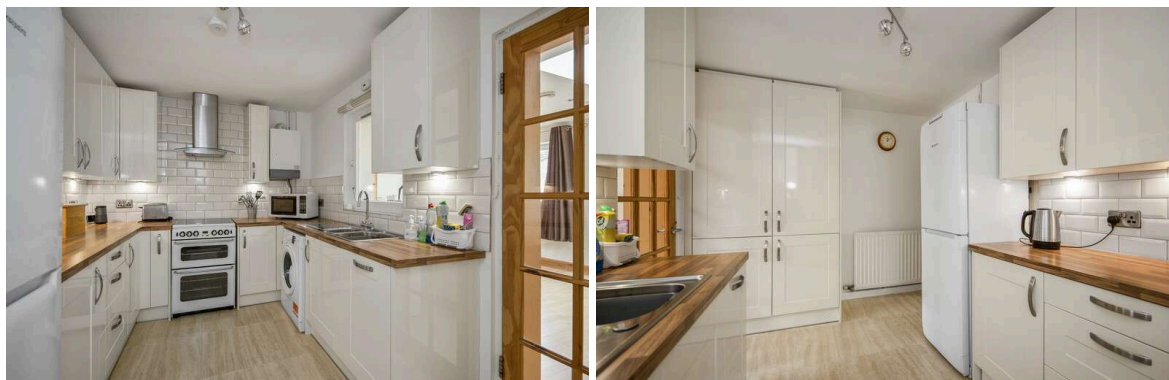




74 Fauldburn
EAST CRAIGS | EDINBURGH | EH12 8YJ


warners
solicitors & estate agents



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Warners are delighted to present to market this stunning extended two-bedroom, end of terrace villa with private gardens, driveway and detached garage, boasting a great tucked away position in a peaceful street of an established residential development. The home has been extended to the rear offering an additional public room, with the family room to the rear enjoying views over the rear garden. This lovely property offers spacious, comfortable, and well-planned accommodation on two levels and represents a super home for a single person, couple or small family or as an investment opportunity. Externally this fantastic home benefits from a good sized, well-tended private front garden and there is a low maintenance garden to the rear, featuring an elevated decking area, making it ideal for outdoor entertaining and al fresco dining. Early viewing is recommended! The property comprises: -

- Welcoming entrance vestibule
- Spacious light filled lounge with under stair storage
- Well-equipped fitted kitchen
- Family / Sunroom featuring two skylights, and French doors which give access to the rear garden and garage
- Two double bedrooms, both with integrated storage
- Contemporary bathroom with stylish three-piece suite, mains shower over bath and chrome ladder radiator
- Upper landing with storage cupboard and hatch to attic
- Partially floored attic with Ramsey ladder access
- Gas central heating & double glazing
- Private driveway
- Detached linked single garage (can be accessed via rear garden)
- Private front and low maintenance rear garden with shed

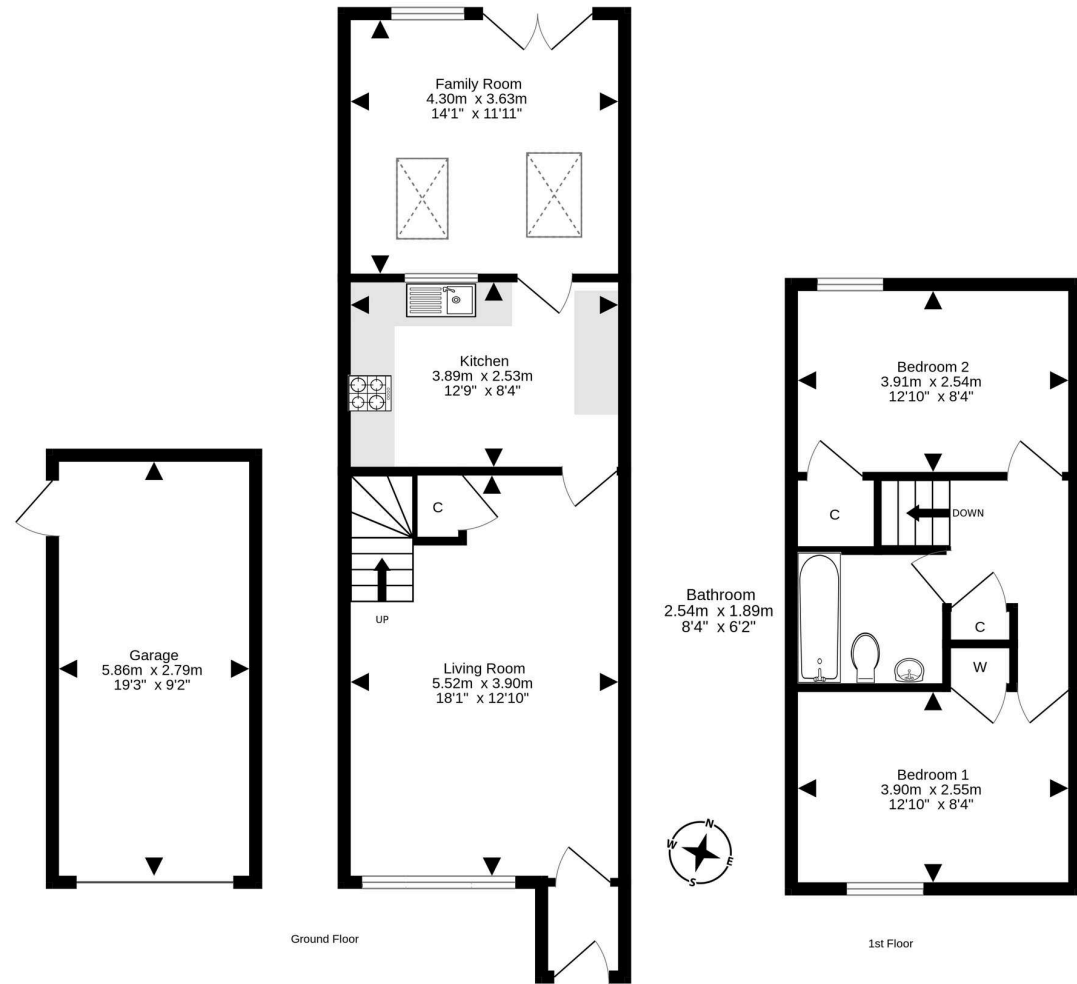
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fitted floor coverings, downstairs curtains (including an extra set), cooker, dishwasher, washing machine, and the freezer & work bench in the garage are included. EPC rating C

The well regarded East Craigs area is quietly tucked away yet is close to a wealth of amenities. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Neighbouring Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket, and Scotmid. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, plus tennis, badminton and squash courts, whilst there's also easy access to football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular buses, a tram stop at Edinburgh Gateway, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024