



10/4 Burnbrae Drive
CORSTORPHINE | EDINBURGH | EH12 8AS



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Warners are pleased to present this spacious and well-designed two-bedroom flat, located on the first floor of the prestigious CALA Homes Grovewood Hill development in the highly desirable area of Corstorphine. Known for their exceptional build quality, CALA Homes has created a property that offers generously sized rooms, modern fixtures, and an open-plan living layout, along with the added benefit of allocated parking. The flat is ideally situated with excellent transport links to the city centre, as well as easy access to the M90, M8, and the city bypass, making it perfect for first-time buyers, young professionals, or those seeking convenient one-level living.

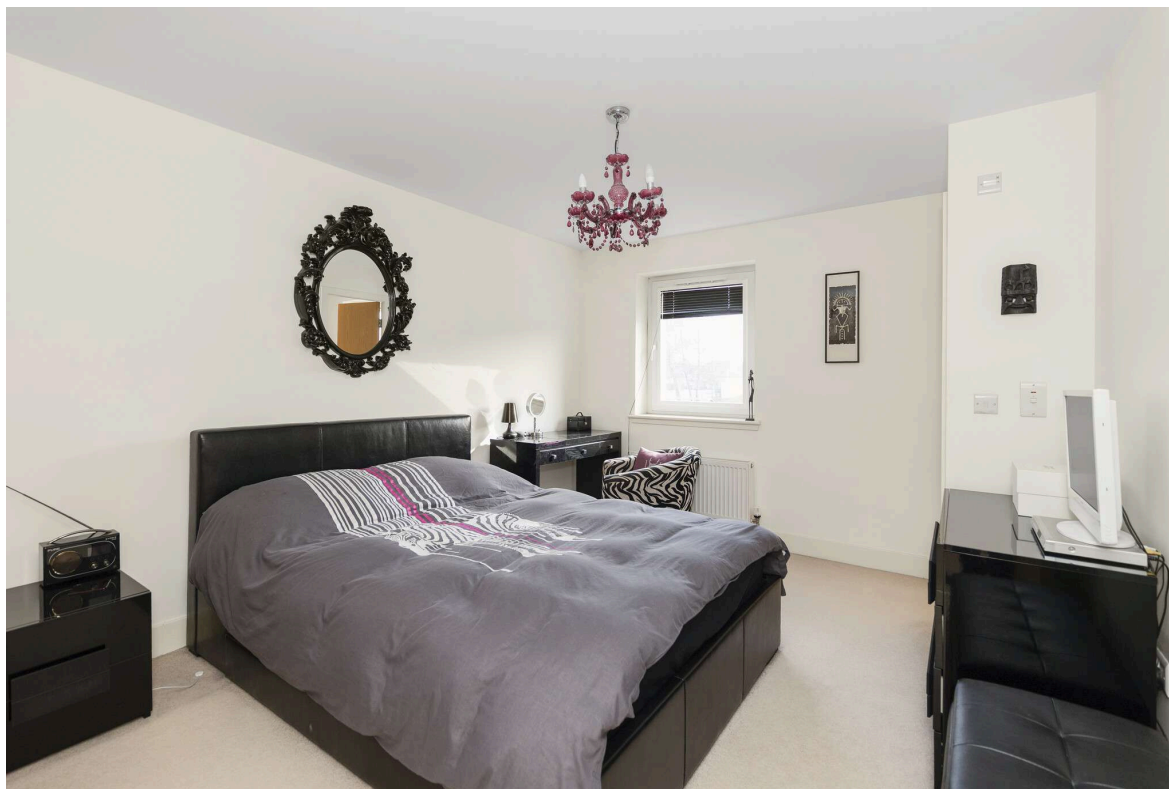
The heart of the home is the bright, dual-aspect open-plan living/dining room/kitchen, which is complemented by two Juliet balconies. There's plenty of space to accommodate both lounge and dining furniture. The kitchen is beautifully designed with stylish cabinetry and a full range of integrated appliances. The flat offers two spacious double bedrooms, with the primary featuring an en-suite, with shower over bath. In addition, there is a modern principal bathroom, complete with a sleek white suite and separate shower enclosure. Further features include gas central heating, double glazing, an entry phone security system, bicycle storage, and a lift.

- Spacious 2-bedroom first-floor flat in CALA Homes development.
- Open-plan living with dual-aspect and Juliet balconies.
- Modern kitchen with integrated appliances.
- Separate utility room
- Principal bedroom with en-suite.
- Great transport links (M90, M8, bypass)

EPC Rating B, Council Tax band E

Factor fee in place, £400 deposit and approx. £320 paid quarterly.

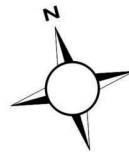
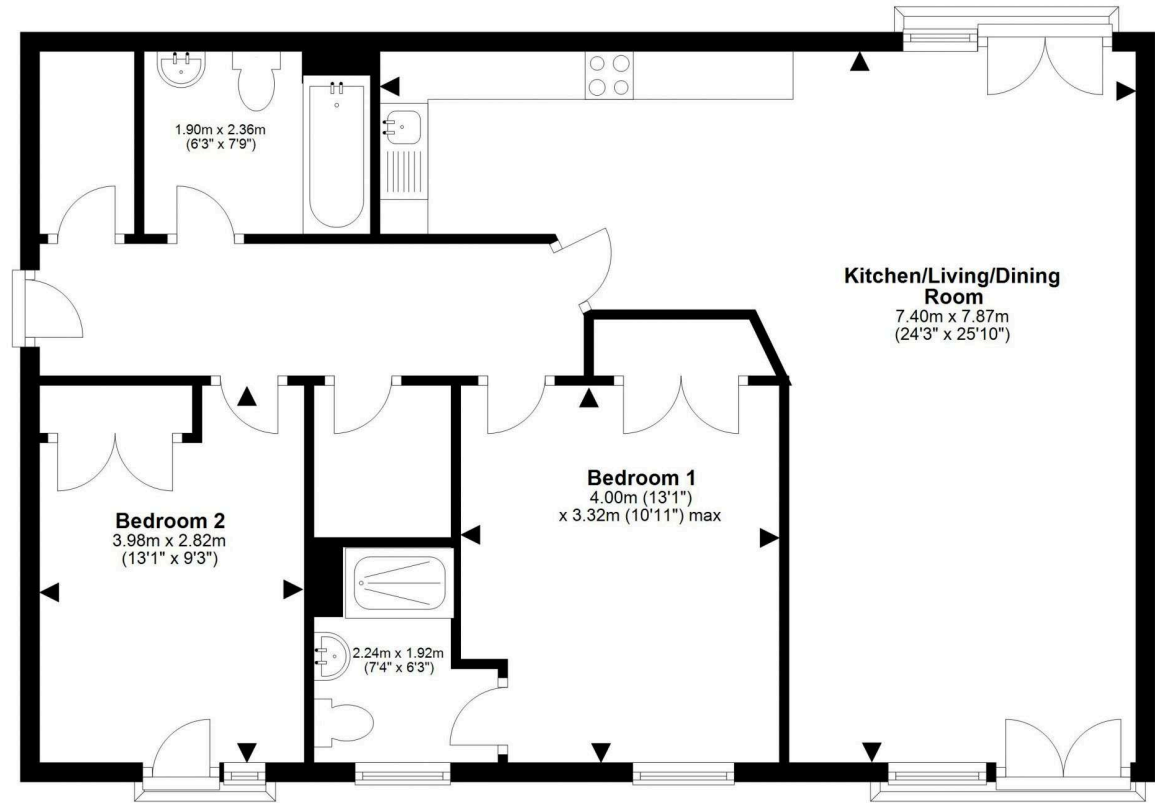
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All light fittings, blinds, integrated appliances and washing machine will be included in the sale.

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. 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, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, 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 day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

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