



148 Fauldburn
EAST CRAIGS | EDINBURGH | EH12 8YJ


warners
solicitors & estate agents



148 Fauldburn

EAST CRAIGS | EDINBURGH | EH12 8YJ

Situated within the highly sought-after residential area of East Craigs, this well-proportioned two-bedroom semi-detached villa offers an excellent opportunity for a wide range of buyers, including first-time purchasers, young families and those looking to downsize.

The accommodation comprises a welcoming entrance leading into a bright and spacious living room, providing an ideal space for relaxing or entertaining. To the rear, the kitchen offers ample worktop space along with a range of floor and wall-mounted units, creating a practical and functional area for everyday living. Upstairs, the property boasts two generous double bedrooms, together with a family bathroom featuring a two-piece suite and a separate walk-in shower.

Externally, the property benefits from a private driveway providing off-street parking, along with a front garden. To the rear is a fully enclosed garden, offering a safe and private outdoor space ideal for children, pets or enjoying the warmer months.

- Two bedroom semi detached house
- Driveway for off road parking
- Fully enclosed rear garden
- Excellent transport links
- Close to local amenities
- Double glazing
- Electric heating

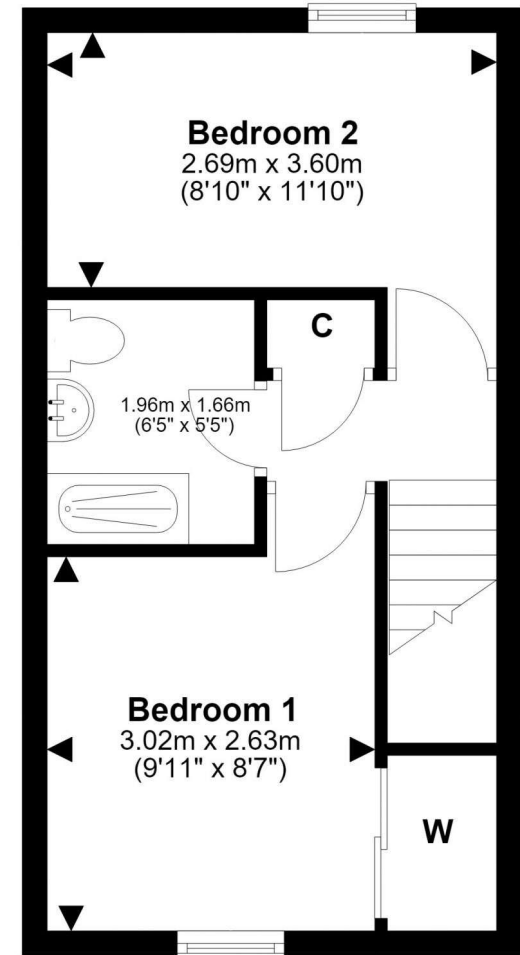
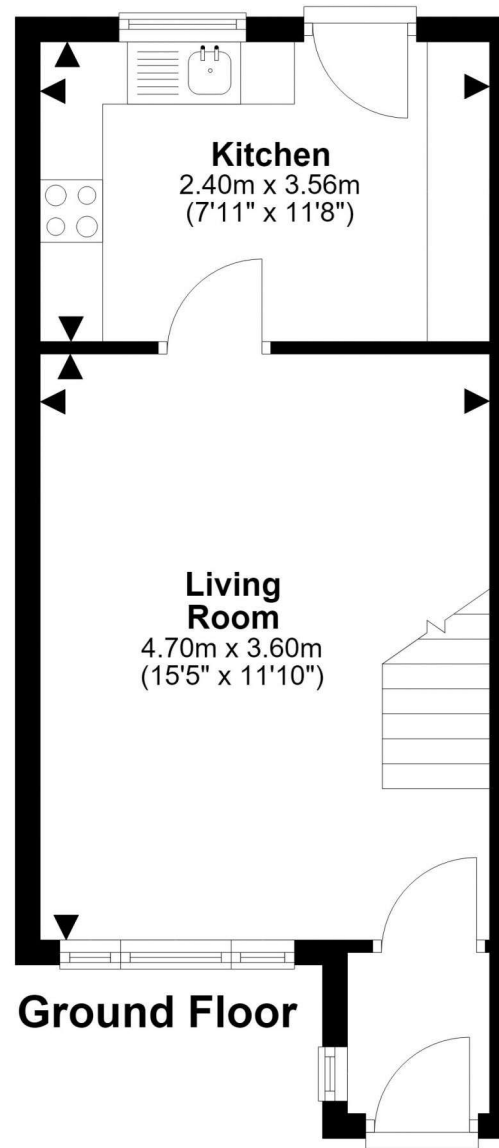
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Property sold as seen. EPC: D. CT: D.

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 24-hour Tesco Extra supermarket, Sainsbury's 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.





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.