

12/2 Burnbrae Drive

EAST CRAIGS, EDINBURGH, EH12 8AS



*MCEWAN FRASER LEGAL IS DELIGHTED TO
PRESENT THIS ONE-BEDROOM GROUND FLOOR
FLAT ON BURNBRAE DRIVE*



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McEwan Fraser Legal is delighted to present this one-bedroom ground-floor flat on Burnbrae Drive, Edinburgh. The property is in walk-in condition and offers a well-balanced layout that will appeal to first-time buyers, downsizers, and buy-to-let investors alike. Positioned on the ground floor, this flat combines practical living space with modern fixtures in a popular residential location.

Inside, the property comprises a fully equipped kitchen/lounge fitted with a four-ring gas hob, double oven, fridge freezer, integrated dishwasher, and served by a gas combi boiler, creating a functional and sociable living space.

The Property







There is a spacious bedroom complete with built-in wardrobes, providing excellent storage.

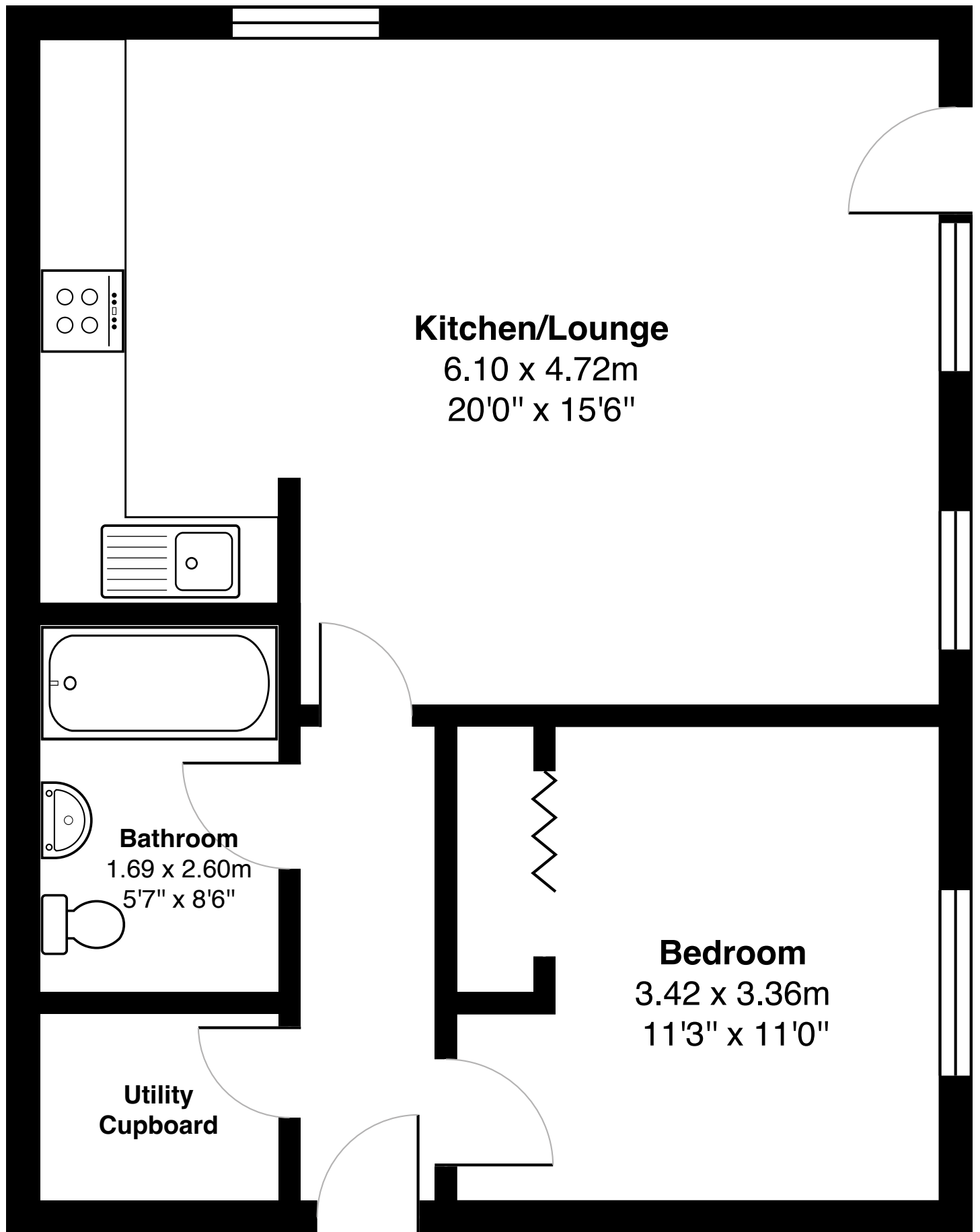




The modern bathroom features a three-piece suite with a shower over the bath. There is a utility cupboard in the hall, ideal for laundry and additional storage.







Gross internal floor area (m²): 54m²

EPC Rating: C

In addition to this, the property benefits from a convenient ground-floor position, excellent internal storage throughout and it's own private car parking space. This is a fantastic opportunity to acquire a well-presented ground-floor flat in a sought-after Edinburgh location, offering low-maintenance living with strong long-term appeal.

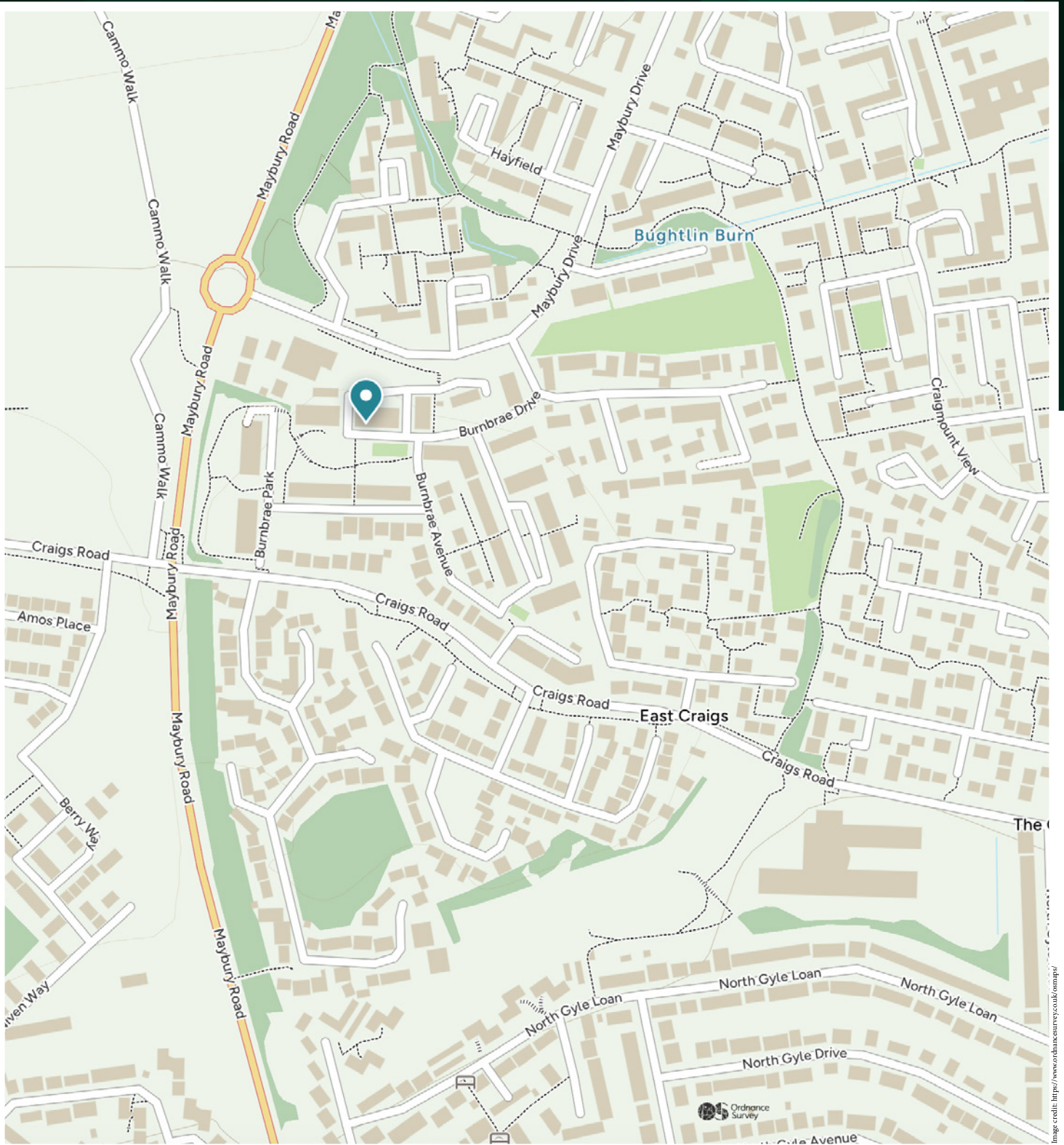




The property is situated in East Craigs, ideally positioned for access to local shopping, transport, educational, and recreational facilities. A Tesco Express and a pharmacy are located nearby for everyday convenience.

An excellent bus service operates just a few minutes from the property, providing connections eastwards into the city centre and beyond, as well as westwards to Edinburgh Airport and the surrounding outskirts. The Edinburgh Tram stop at the Gyle and South Gyle Railway Station are both within easy reach. The Edinburgh city bypass is just a short drive away, offering convenient access to various areas within the city, East Lothian, and the A1. The property is additionally well placed for quick access to the M8 and M9 motorway networks.

For more extensive retail needs, the Gyle Shopping Centre is close at hand, featuring major high street outlets including Marks & Spencer and Morrisons, among others, providing everything required for monthly shopping.



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