










Offers Over
£545,000

18 Burnbrae Grove

Corstorphine | Edinburgh | EH12 8BF

Neilsons are delighted to present this attractive mid-terraced townhouse, forming part of a sought-after Cala development in Edinburgh's popular Corstorphine area. Enjoying a peaceful position on a quiet cul-de-sac, the property is presented in immaculate condition throughout and offers bright, well-proportioned accommodation ideally suited to modern family living.

-  5 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - G



Description

The accommodation briefly comprises an entrance hallway with a convenient downstairs WC, utility room and internal access to the garage. To the rear, a spacious dining kitchen/family room provides an excellent focal point for everyday living and entertaining, offering flexible space for a variety of furniture layouts. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The kitchen is fitted with an excellent range of contemporary base and wall-mounted units, complemented by coordinated worktops and a selection of integrated appliances.

On the first floor, a generous and light-filled reception room enjoys an attractive open outlook through a Juliet balcony, while two well-proportioned double bedrooms complete the level.

The second floor hosts the impressive south-facing principal bedroom, featuring a walk-in wardrobe and stylish en-suite shower room. There are also two further double bedrooms, both benefiting from fitted storage, together with a contemporary family bathroom incorporating a separate shower enclosure.

Further benefits include gas central heating, double glazing and excellent storage throughout.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen. Other items of furniture can be made available by separate negotiation.

Gardens, Parking & Factor

To the front, a monobloc driveway and single garage provide excellent off-street parking. To the rear, the property benefits from a beautifully landscaped, fully enclosed private garden, featuring artificial lawn and a paved patio area, complemented by a variety of mature shrubs and planting. Backing directly onto open parkland, the garden enjoys a peaceful setting and an attractive open outlook.

The development is maintained under a factoring agreement with Hacking & Paterson, with a monthly charge of approximately £20 for the upkeep of the communal grounds.

Viewing

By appointment through Neilsons (0131 625 2222).





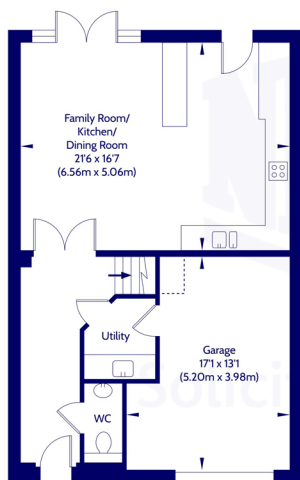
Location

The property is located in the ever-popular Corstorphine area of Edinburgh, lying approximately six miles to the west of the City Centre. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre. Excellent shopping facilities can be found close by which include a Tesco Extra along with a good selection of local shops, banks, beauty salons and restaurants. The property is also conveniently positioned to take advantage of the excellent commuter links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. A frequent bus service provides quick and easy access into the City Centre, Edinburgh Airport and surrounding areas. Excellent schooling is available close by from nursery to secondary education.

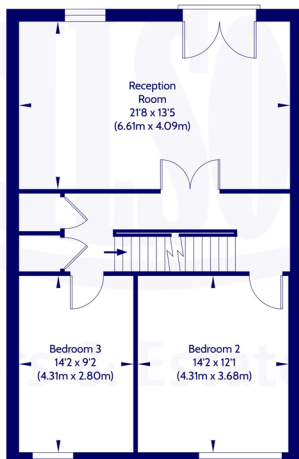




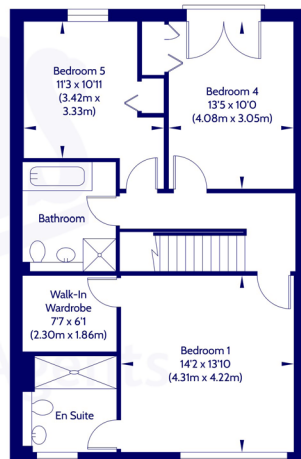
Approx. Gross Internal Floor Area 188 Sq M / 2028 Sq Ft.



Ground Floor



1st Floor



2nd Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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