



2/4 Burnbrae Park
CORSTORPHINE | EDINBURGH | EH12 8AN


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Most appealing first floor apartment boasting a leafy, west facing outlook, stylish fittings and secure allocated parking space, forming part of a sought after modern development, with all manner of amenities and great transport links close at hand.

Viewing is highly recommended to appreciate the many features on offer within this light and spacious property. Plenty of natural light filters into the public room, where you'll find ample free floor space for relaxation and entertaining. Lovely pale tone units are set against walnut effect worktops and trims within the open plan and fully equipped kitchen area. A glazed door/window formation allows direct access out onto a sunny, west facing balcony, ideal for sitting out and enjoying the pleasant outlook across a sweeping grassed area to mature trees. Completing the accommodation are two double sized bedrooms, each with built-in wardrobe space, an en-suite and bathroom. Further storage is provided by two good sized storage cupboards lying off the entrance hallway.

- Fabulous living/dining room with glazed door to balcony
- Open plan fully fitted kitchen
- Principal double bedroom with en-suite shower-room
- Second double bedroom
- Built-in wardrobe space in each bedroom
- Bathroom/mixer tap shower
- Entrance hallway with two deep store cupboards
- Gas central heating
- Double glazing
- Security entryphone system
- Allocated parking space in secure garage
- Landscaped communal grounds incorporating parking bays

Extras included in this sale will be cooker, hob, dishwasher, microwave and fridge/freezer. Curtains, washing machine, tumble dryer and units to west and southern sides of the kitchen/living room may be available with separate negotiation.

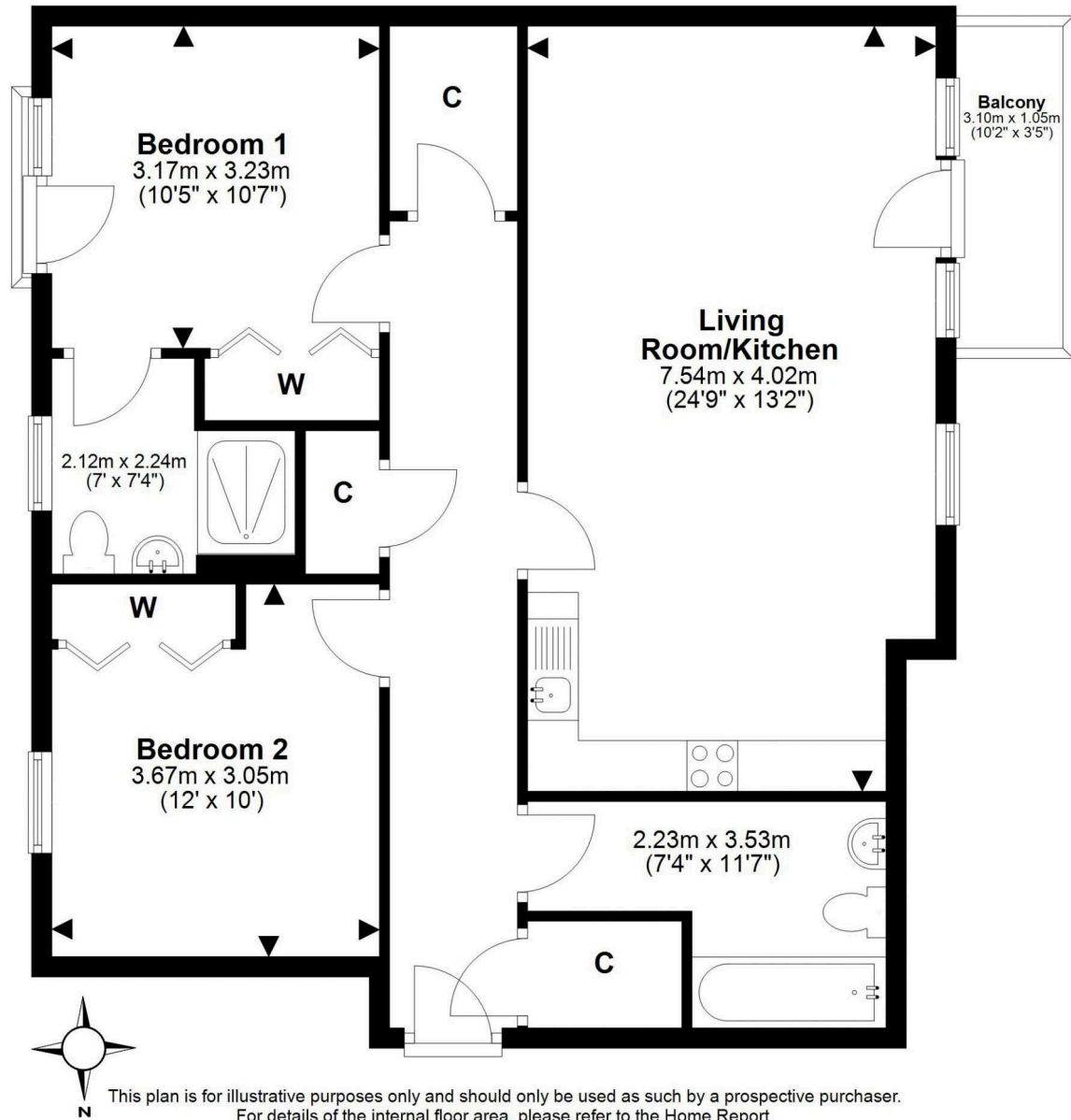
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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. 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 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.

Energy rating B, Council tax band E. Factor is managed by Hacking and Paterson and costs around £130 per month.





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.