



Solicitors & Estate Agents











Offers Over

£240,000

2/11 Burnbrae Drive

East Craigs | Edinburgh | EH12 8AS

Impressive, generously proportioned top floor corner apartment with delightful open views and pleasantly positioned within the sought after East Craigs district of the city with superb commuting links and good local amenities nearby.

-  2 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Communal Gardens
-  Lift & Stair access
-  Allocated parking space
-  EPC Rating – B
-  Council Tax Band - E



Description

Offered to the market in true move-in condition, this lovely home shall undoubtedly appeal to the professionals, investors or retirees alike seeking a high standard of living in a desirable location and merits internal viewing to be fully appreciated. Enjoying a light and stylish interior throughout, the light filled accommodation with super views of the Pentland Hills and Corstorphine Hill, comprises; secure communal entrance with lift and stair access to all floors.

The welcoming reception hall offers excellent storage provisions including a useful utility cupboard housing the washing machine and freezer. There is an attractive corner reception room with an open plan kitchen diner with beautiful views across the city. The kitchen is fully integrated with built in gas hob, electric oven, integrated fridge freezer and dishwasher. There is a lovely spacious principal bedroom with double built-in wardrobes and ensuite shower room with three-piece white suite with main shower. There is a further good size double bedroom with built in wardrobes and the principal bathroom with shower attachment.

Further benefits include gas central heating with Combi boiler, double glazing and a private external store unit. For the car owners an allocated parking space is located within the development.



Gardens and parking

There are attractive landscaped communal garden grounds together with a private external store unit for owners and an allocated parking space is located within the resident's car park.

Factors

Hacking and Patterson are the factoring agents for the development to which a monthly fee of approximately £107 is payable for the upkeep of the communal garden areas, lift maintenance, stair cleaning and maintenance together with block buildings insurance.

Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with built-in gas hob, electric oven and hood, integrated fridge freezer and dishwasher and the free standing washing machine and freezer.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

East Craigs lies to the north west of Edinburgh's City Centre and enjoys the convenience of local shops and services with a wider range available at the Gyle Shopping Centre and Hermiston Gait both just a short drive away. Edinburgh Business Park and the RBS Headquarters at Gogarburn are both within easy reach and a regular public transport service operates into the City and surrounding areas. The property is also ideally located for swift access to the City By-pass linking the main Scottish motorway network and Edinburgh Airport. The A90 is within easy reach providing access to the Queensferry Crossing and Fife beyond. Recreational facilities can be found in the neighbouring districts of Drum Brae and Corstorphine including the Drum Brae and David Lloyd Leisure Centres and Edinburgh Zoo, together with reputable golf courses. Lovely walks can also be enjoyed at Cammo Estate and Cramond Foreshore.





Approx. Gross Internal Floor Area 78 Sq M / 843 Sq Ft.

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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