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ESTATE AGENTS

134 Fauldburn, Edinburgh, EH12 8YJ

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Well-presented two-bedroom end-terraced house benefiting from private front and rear gardens, gas central heating, and double glazing throughout.

The accommodation comprises:

- Entrance vestibule
- Spacious living room featuring oak-effect flooring and a front-facing picture window with an open outlook
- Fitted kitchen with a range of oak-effect units and laminate worktops, incorporating an inset stainless-steel sink and integrated appliances including an electric ceramic hob with extractor hood, electric fan oven, washing machine, and fridge freezer
- Upper landing with built-in storage cupboard
- Two generously sized double bedrooms, one of which benefits from built-in wardrobes
- Family bathroom comprising a WC, pedestal wash hand basin, heated towel rail, and bath with electric shower over

Outside & Gardens

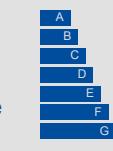
The property has mature, well-tended landscaped gardens to the front and rear. There is a monoblocked driveway to the front with space for a couple of vehicles.



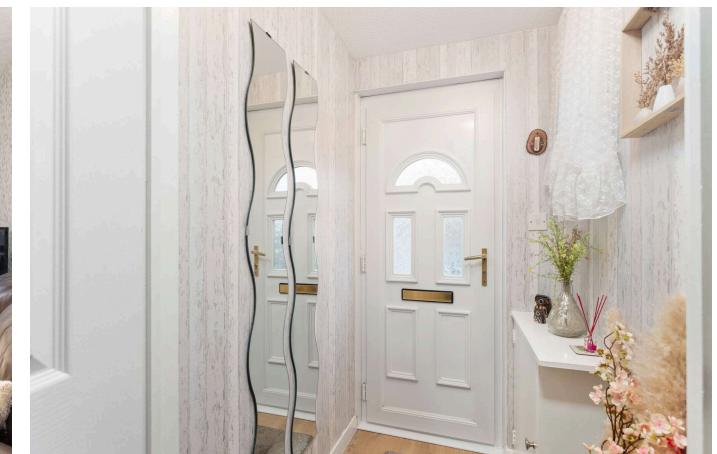
VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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Location

East Craigs is a predominantly residential area located between Barnton and Corstorphine in North West Edinburgh. Its position allows for excellent access to the main motorway networks (M8, M90, M9 and bypass connections) and Edinburgh Airport. Within walking distance there is a Medical Centre, Dentist, Chemist and small supermarket. The extensive shopping facilities at the Gyle Shopping Centre and Hermiston Gait are within a few minutes' drive. Local leisure facilities include Drumbrae and the David Lloyd Leisure Centres and a choice of golf courses. It is in the catchment area for East Craigs Primary School and Craigmount High School. There is a frequent bus service operating nearby to the City Centre.

Extras

The fixed floor coverings, kitchen appliances, light fittings, blinds and curtains are included in the sale.

Council tax

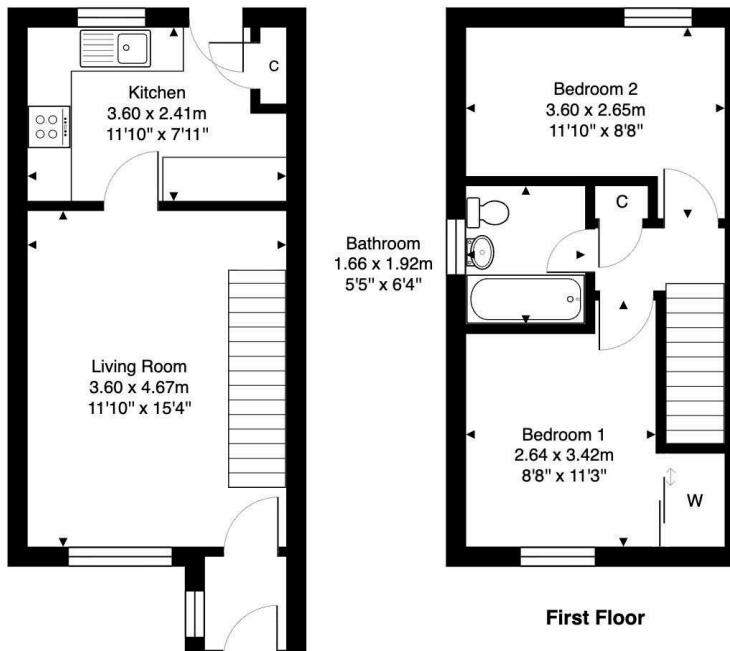
It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.







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Total Area: 53.6 m² ... 577 ft²

All measurements are approximate and for display purposes only.

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Offers can be submitted in writing, fax or email:

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