










Offers Over  
**£155,000**

## 19 Fauldburn

East Craigs | Edinburgh | EH12 8YQ

A well-proportioned quarter villa, enjoying a peaceful residential setting and boasting its own private garden and allocated parking space.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Allocated parking space
-  Garden
-  EPC rating – D
-  Council tax band - B



virtually staged by HOMELi i

## Description

Rarely available on the open market, this is an outstanding opportunity to acquire a superb rental investment, ideal first home or appealing downsizing option. Offering excellent scope for modernisation and enhancement, the property provides an excellent chance to create a home tailored to their own style and requirements.

The accommodation briefly comprises: entrance vestibule, bright south facing reception room with fresh neutral décor and focal stair to the upper level, well equipped kitchen fitted with a variety of wood base and wall units, with splash tiling, coordinated worktops and a good sized built-in storage cupboard, good sized dual aspect double bedroom with storage, and bathroom with counter sunk basin, WC, bath and shower with splash screen.

The property further benefits from an electric wall heater, gas fire and double glazing.



*This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*

## Extras

The property will be sold as seen, with all white goods, integrated appliances, floor coverings, curtains and blinds.

## Gardens and Parking

To the front of the house is an area of private garden, which has an EV charger installed and is well stocked with flowering bushes and mature trees. To the side of the building there is a fully enclosed private garden with patio area and an allocated parking space adjacent to the property.

## Viewing

By appointment through Neilsons (0131 625 2222).





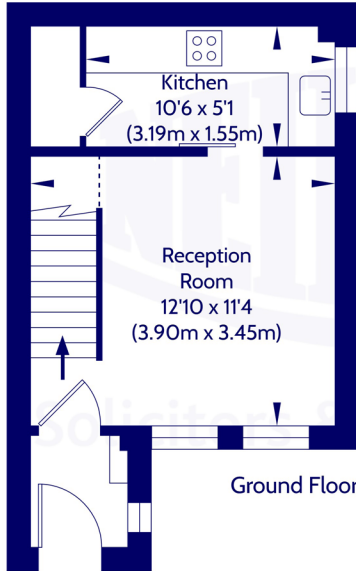
## Location

East Craigs lies to the northwest 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

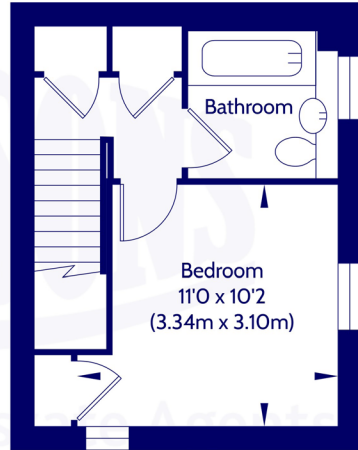




Approx. Gross Internal Floor Area 41.75 Sq M / 450 Sq Ft.



Ground Floor



1st 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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