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SOLICITORS & ESTATE AGENTS

47 Fauldburn

East Craigs, Edinburgh EH12 8YQ

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Nestled in a quiet cul-de-sac in the East Craigs neighbourhood and with-in walking distance to local schools (all levels). This semi-detached villa is the perfect blend of comfort and style and features generous gardens to the front and rear.

Set back behind a neat front garden, step inside to discover a spacious lounge, finished with warm wood effect flooring and a feature fireplace. Continuing through to the rear is a well-appointed kitchen, with a small pantry and direct access to the rear garden. Stairs in the lounge lead up to an airy landing with two excellent double bedrooms and a pristine family bathroom. Additional storage is provided with a cupboard on the landing and a hatch leads to attic space.

Property Summary

- Semi-detached villa
- Stylish lounge
- Well-appointed kitchen
- Two double bedrooms
- Attractive three-piece bathroom
- Attic space
- Gas central heating & double glazed windows
- Generous front garden & enclosed rear garden with shed
- Allocated parking space to rear, along with ample on-street parking
- EPC Rating - C | Council Tax Band - C

Trinity Factors charge a small fee of approx. £32 per month for maintaining the development communal grounds

Extras: all fitted floor coverings, blinds, fireplace, washing machine and cooker, to be included in the sale.

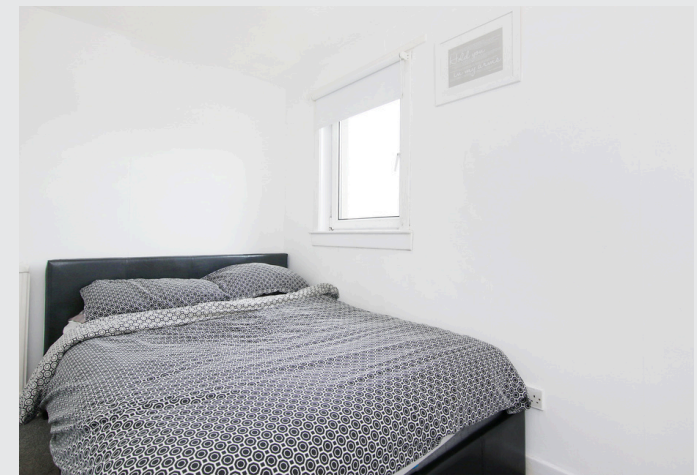


Home Report Value - £215,000





Semi-detached
villa, with
gardens to
front & rear



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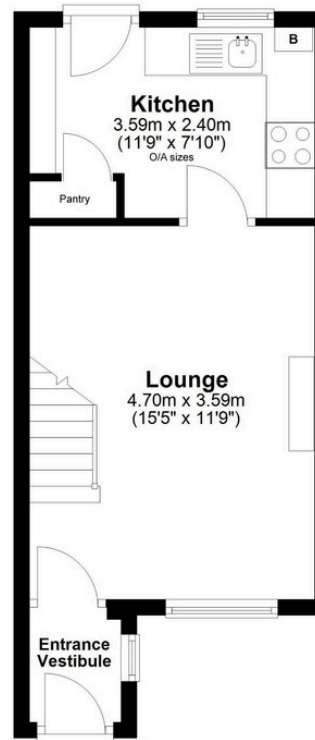
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Edinburgh, EH11 4EP



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Ground Floor

Approx. 27.6 sq. metres (296.9 sq. feet)



First Floor

Approx. 25.8 sq. metres (278.2 sq. feet)



Total area: approx. 53.4 sq. metres (575.1 sq. feet)

Location

East Craigs is ideally situated for the Gyle Business Park, RBS Gogar Burn, Edinburgh International Airport and fast, easy access to M8, M9 and the Forth Road bridge. It lies west of the city centre, within an established residential development with local amenities close by. More extensive shopping can be found at the Gyle shopping centre and Hermiston Gait. Numerous leisure opportunities are available including Fauldburn Park, which lies within the development and Cramond is a short drive away, offering great walks beside the Firth of Forth. There are numerous golf courses in the vicinity and Drum Brae Leisure Centre with swimming pool and a David Lloyd leisure centre. Good schooling is available from primary through to secondary.