



16/6 Burnbrae Drive, EDINBURGH, EH12 8AS

Impressive two-bedroom first-floor corner apartment within CALA Homes' sought-after Grovewood Hill development in Craigmount, Corstorphine. Enjoying a bright south and west-facing aspect, open views and an allocated parking space, the property offers stylish, well-planned accommodation ideal for modern living.

The highlight is a spacious dual-aspect open-plan living, dining and kitchen area, filled with natural light. The principal bedroom features dual aspects, fitted wardrobes and a stylish en-suite, while the second double bedroom also benefits from built-in storage.

Set within landscaped communal grounds, the development is ideally located for Corstorphine, Edinburgh Airport, the City Bypass and motorway network. Excellent transport links, local amenities, schools and recreational facilities are nearby, with Cammo Estate offering extensive green space and walking routes.

The accommodation comprises:

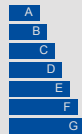
- Welcoming L-shaped entrance hall with engineered hardwood flooring and two useful storage cupboards
- Impressive dual-aspect open-plan living, dining and kitchen area with south and west-facing windows providing excellent natural light throughout the day, attractive open views and ample space for a full-size dining table.
- Stylish fitted kitchen with muted grey units, contrasting marble-effect worktops and a comprehensive range of integrated appliances including gas hob, double electric oven, dishwasher, washing machine, fridge and freezer.



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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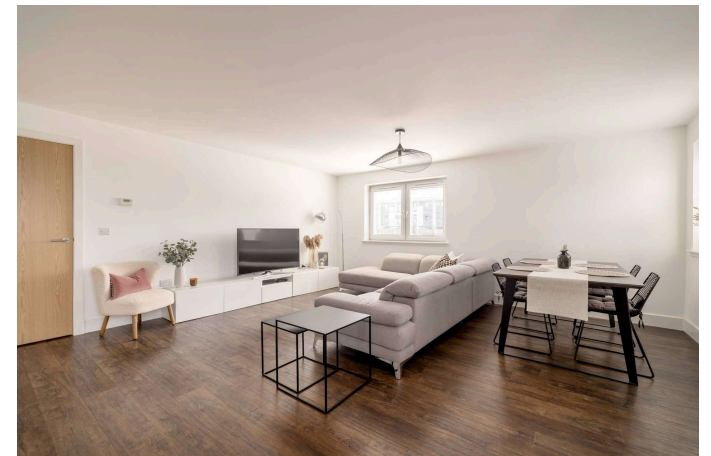


EPC RATING
B



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- Generous dual-aspect principal bedroom with built-in wardrobes and contemporary en-suite shower room.
- Well-proportioned second double bedroom with built-in wardrobes.
- Modern family bathroom fitted with a contemporary three-piece suite and shower attachment.
- Gas central heating and double glazing.

Outside and Gardens

The property is surrounded by attractive landscaped communal gardens and areas of open green space, which are professionally maintained by the development's factor. Residents also benefit from a children's play area and extensive playing greens.

An allocated parking space provides convenient private off-street parking. The property is factored by Hacking and Paterson and the monthly charge is around £100. (invoicing is currently done on a quarterly basis)

Location

Grovetree Hill occupies a highly convenient position on the western side of Corstorphine, combining excellent access to Edinburgh with an attractive residential setting close to open countryside.

Everyday shopping is available locally at Drumrae, Barnton and East Craigs, while Corstorphine's bustling St John's Road offers an excellent range of independent shops, cafés, restaurants, banking and other services. A large Tesco supermarket and The Gyle Shopping Centre are also within easy reach.

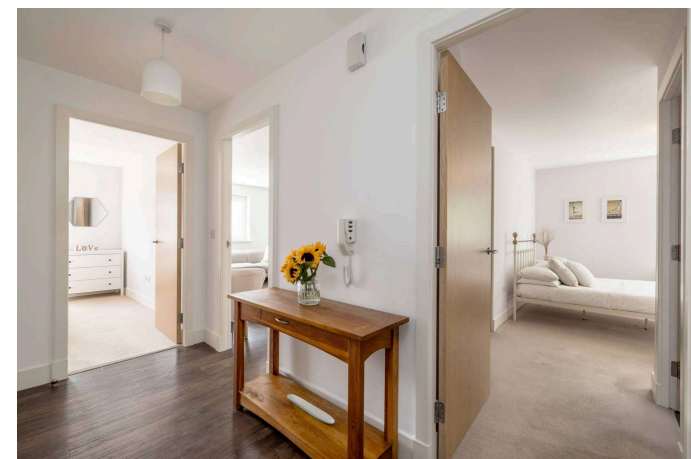
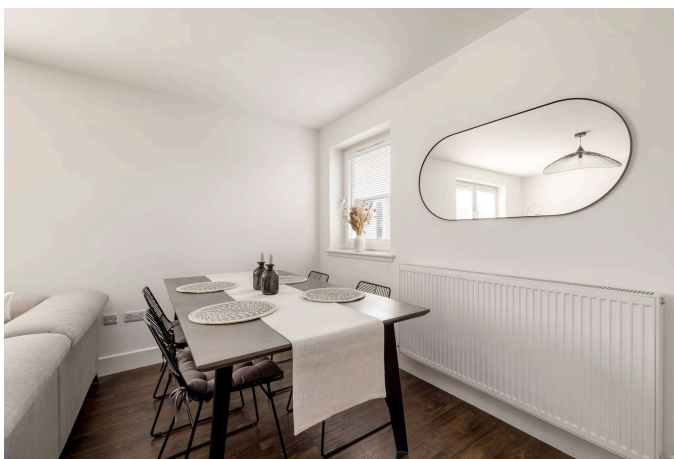
The area is particularly well connected, with regular bus services providing straightforward access to Edinburgh City Centre and excellent road links to the City Bypass, M8, M9 and wider motorway network. Edinburgh Airport is also conveniently accessible.

A wide variety of recreational facilities can be found nearby, including Drumrae Leisure Centre, David Lloyd Edinburgh Corstorphine and both Turnhouse and Royal Burgess Golf Clubs. Cammo Estate is within easy reach and provides extensive parkland and attractive routes for walking, running and cycling. The property lies within the catchment areas for East Craigs Primary School and Craigmount High School, with St Andrew's Fox Covert RC Primary School and St Augustine's RC High School also serving the area.

Extras

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

Council tax Band - E





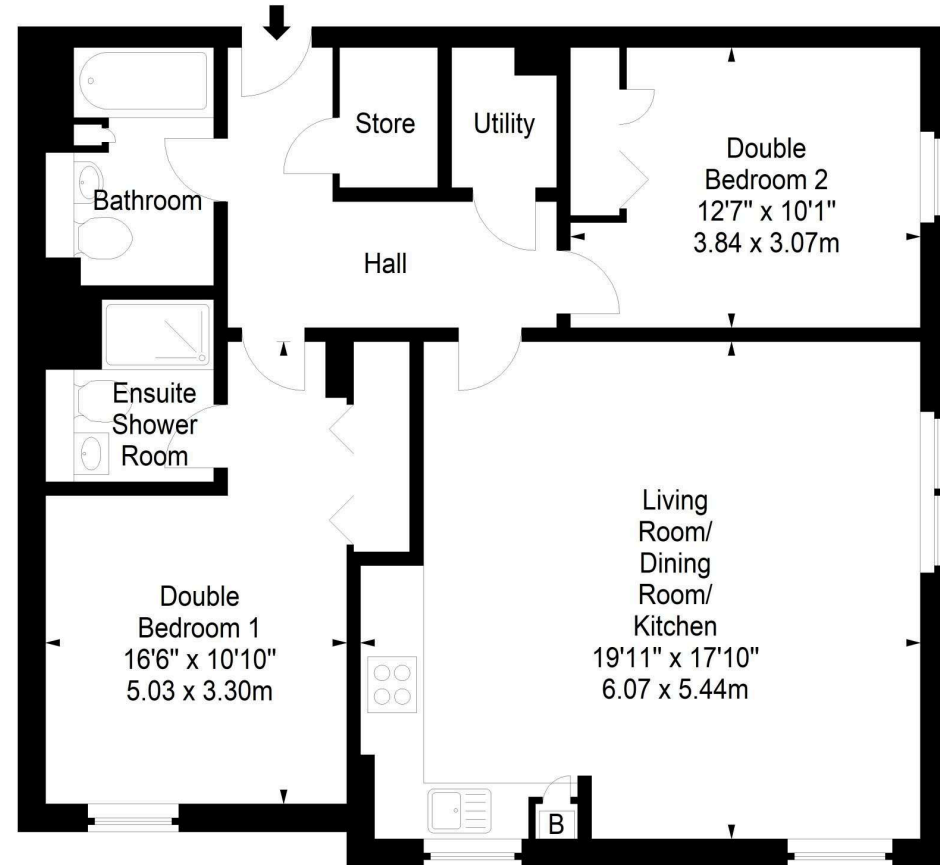




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Approx. Gross Internal Area
868 Sq Ft - 80.64 Sq M
For identification only. Not to scale.
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First Floor

DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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