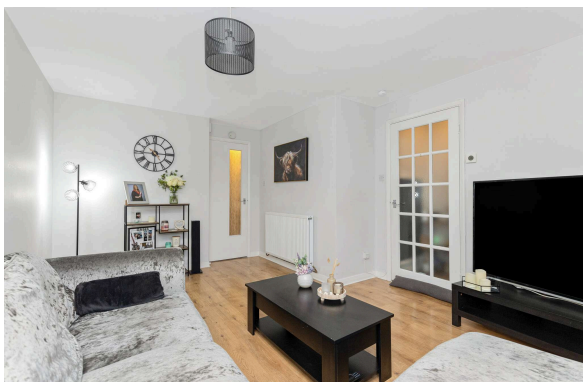




27 Fauldburn  
EAST CRAIGS | EDINBURGH | EH12 8YQ

  
**warners**  
solicitors & estate agents





## 27 Fauldburn

EAST CRAIGS | EDINBURGH | EH12 8YQ

Tastefully presented and enjoying a bright south-facing aspect, this impressive one-bedroom main door upper villa forms part of a quiet, established residential setting within the sought-after area of East Craigs, to the west of Edinburgh's city centre.

Accessed via its own private entrance, the property offers well-proportioned accommodation finished in light, neutral tones, creating a move-in-ready home with broad appeal. A welcoming entrance and stair lead to the upper landing, where useful storage is provided. The generous south-facing sitting and dining room is flooded with natural light, offering an inviting space for both relaxing and entertaining. Positioned to the rear, the well-equipped fitted kitchen is thoughtfully arranged with a range of units, handy breakfast bar, good worktop space and appliances, ensuring practicality for everyday living. The double bedroom is quietly situated and benefits from built-in wardrobe storage, while the bathroom is fitted with a three-piece suite including a shower over the bath and splashback tiling. Further features include gas central heating, double glazing and excellent storage options, including a floored loft space. Externally, the property enjoys a small garden area and an allocated parking bay to the front, with additional visitor and on-street parking available nearby. An excellent opportunity for first-time buyers, professionals or investors seeking a bright, low-maintenance home in a desirable and well-connected location.

### Accommodation comprises:

- Private entrance with stair to upper landing
- South-facing sitting/dining room
- Well equipped kitchen with breakfast bar
- Double bedroom with built-in wardrobe
- Bathroom with three-piece suite and shower over bath
- Gas central heating and double glazing
- Allocated parking space
- Floored loft
- Small private garden area to front

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

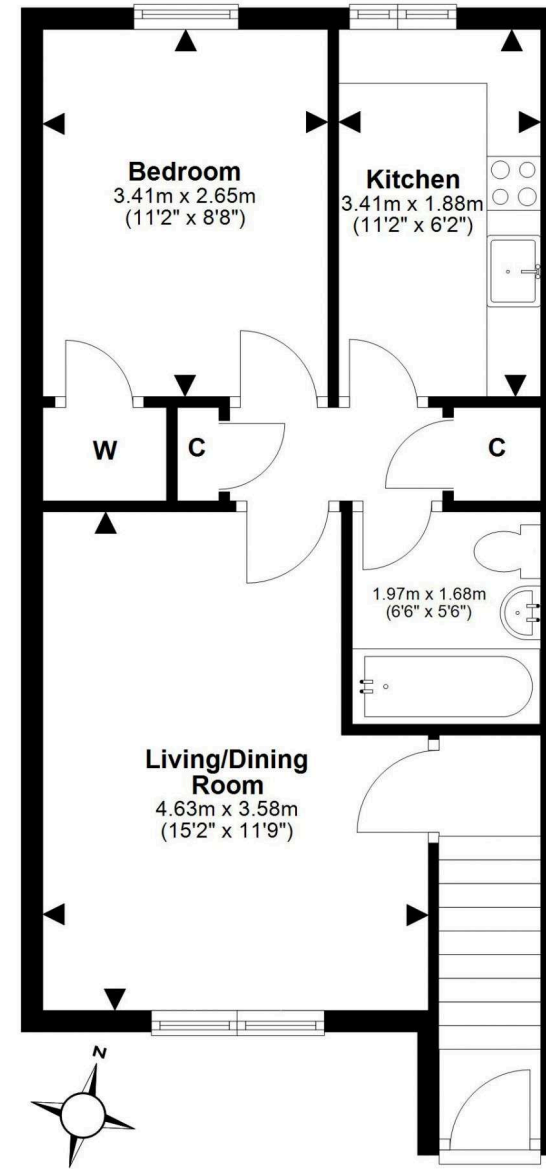


All kitchen appliances will be included in the sale of the property including washing machine and fridge/freezer, other items include sofa, curtains a kitchen blind. EPC: C. CT: B. Factoring: Trinity: Approx. £100 P/Y.

The well regarded East Craigs area is quietly tucked away yet is close to a wealth of amenities. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Neighbouring Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, Sainsbury's and Scotmid. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, plus tennis, badminton and squash courts, whilst there's also easy access to football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular buses, a tram stop at Edinburgh Gateway, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.

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