



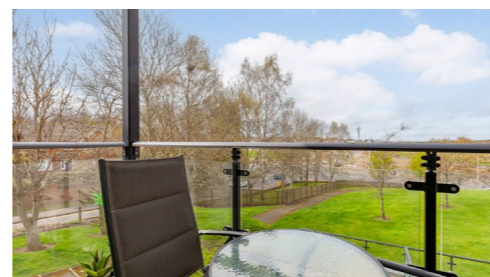
4/4 Burnbrae Park,
Corstorphine, Edinburgh, EH12 8AN

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Stairs & lift to upper levels.
- Reception hall with excellent storage.
- Utility cupboard.
- Superb open plan living room/dining room/kitchen with appliances.
- Access to west facing balcony.
- Master bedroom with built-in mirrored wardrobes & ensuite shower room.
- Patio doors to Juliette style balcony.
- Further double bedroom with built-in mirrored wardrobes.
- •Spacious bathroom with shower attachment.
- Gas central heating.
- Double glazing.
- Well-maintained communal grounds.
- Allocated parking space with secure underground parking.
- Visitors parking.
- Unrestricted street parking.



GENERAL DESCRIPTION

A fabulous first floor flat situated in a sought-after modern development in the highly regarded Corstorphine district of the city, perfectly positioned for a wide range of local amenities and a short journey to the west of Edinburgh City Centre. The property would make an ideal purchase for a professional person or couple.

FACTORING NOTE:

The development is factored by Hacking & Paterson and an approximate charge of £145 per calendar month. This covers the maintenance of all the communal areas and also the block's buildings insurance.

COUNCIL TAX BAND

E.

TRAIN STATION

APPROXIMATELY 1.5 MILES TO EDINBURGH GATEWAY STATION.

AIRPORT

APPROXIMATELY 3.7 MILES TO EDINBURGH AIRPORT.

BUSES

WITHIN 300 METRES.

LOCATION

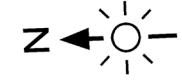
Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. 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, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, 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 day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, MICROWAVE, DISHWASHER, FRIDGE/FREEZER AND THE AUTOMATIC WASHING MACHINE IN THE UTILITY CUPBOARD. THE CONSOLE TABLE & CHEST IN THE HALLWAY, SOFAS WITHIN THE LIVING ROOM, DINING TABLE, CHEST OF DRAWERS & DRESSING TABLE WITH MIRROR WITHIN BEDROOM TWO AND THE BALCONY FURNITURE MAY BE AVAILABLE THROUGH NEGOTIATION.





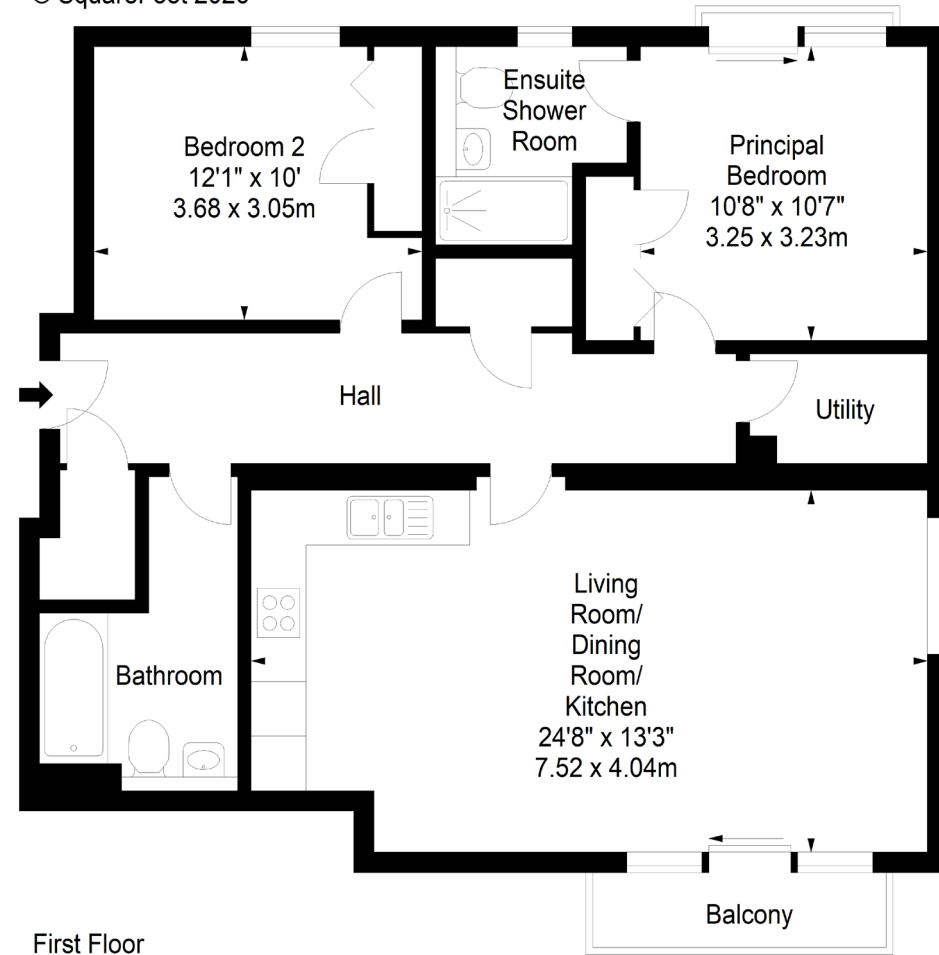
**Burnbrae Park,
Edinburgh,
Midlothian, EH12 8AN**



Approx. Gross Internal Area
905 Sq Ft - 84.07 Sq M
For identification only. Not to scale.
© SquareFoot 2026



**ENERGY PERFORMANCE
CERTIFICATE RATING B**



First Floor

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.