



2/12 Burnbrae Drive
EDINBURGH, EH12 8AS

Private parking space
Lift with access to all floors
Set amidst private landscaped gardens
Secure bike storage
EPC: B
Council tax band:E

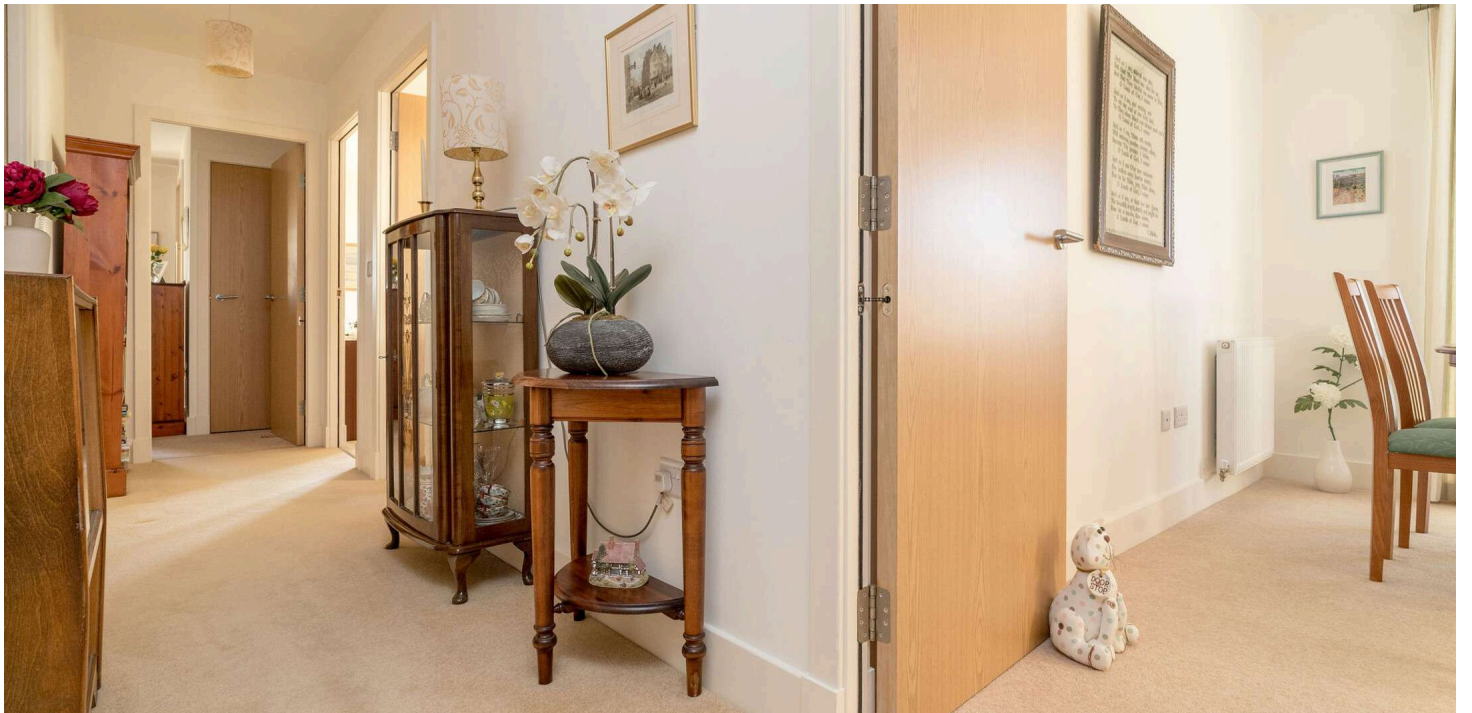
2/12 Burnbrae Drive is a bright and beautifully presented top (second) floor two bedroom apartment built by Cala and finished to an exceptionally high standard throughout. This most delightful property affords spacious and well-proportioned accommodation with lovely views from all aspects towards the Pentland and Ochil Hills. The property has full double glazing and gas central heating which ensures a comfortable and ambient living environment. Set amidst beautifully landscaped gardens, there is private residents parking with an allocated parking space. The building is factored and has the additional benefit of having a lift which provides access to each floor.

The accommodation comprises: Hall with access to all main rooms and an excellent utility/laundry cupboard. Living room with corner full length window which allows lots of natural light to flood through. Breakfasting kitchen with modern range of base and wall mounted units and incorporating built-in appliances including gas hob, electric oven, cooker hood, dishwasher and fridge/freezer. Ample worktop space and stainless steel sink unit. Window to side with lovely views towards the Ochil Hills. Principal bedroom to the front with views towards the Pentland Hills. Built in wardrobes and deep storage cupboard. En-suite shower room with double width shower, vanity furniture and heated towel rail. Second double bedroom currently used as a spacious formal dining room with window to side and views towards the Ochil Hills. Family bathroom with three piece suite with hand held shower at bath and vanity furniture. There is private residents parking adjacent to the property and the apartment has its own allocated parking space.

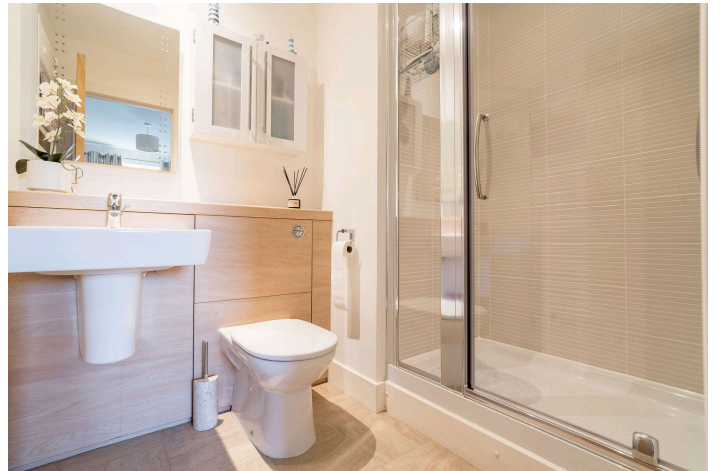
Location:

Burnbrae Drive is in the popular East Craigs area of west Edinburgh and is well placed for excellent local amenities, with nearby Corstorphine offering everyday shops, a post office, and a range of coffee shops and restaurants. The Gyle Shopping Centre is close by and only a short drive away and offers a wider range of high street retail stores including Marks and Spencers, Morrisons, a large Boots the Chemist and a bank. Located on Meadow Place Road there is a large Tesco store and regular public transport services operate to and from the city centre and to surrounding areas. The Edinburgh's city by-pass is within easy reach offering ease of access to both East and West Lothian and Edinburgh Airport. The new Queensferry Crossing is within easy reach and provides access to Fife and beyond. There are also superb public schools at primary and secondary level which include East Craigs Primary School and Craigmount High School and some of Edinburgh's highly regarded private schools are within easy travelling distance and include Erskine Stewart's Melville School and St George's.













SECOND FLOOR

2/12 BURNBRAE DRIVE, EDINBURGH, EH12 8AS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 847 SQ FT / 79 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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