



Offers Over
£110,000

1/4 Fauldburn

East Craigs | Edinburgh | EH12 8YQ

An excellent opportunity has arisen to purchase this well presented ground floor studio flat, enjoying a quiet cul-de-sac setting within the ever popular district of East Craigs. The property is well placed for access to a host of excellent amenities and transport links and is an ideal purchase for a first-time buyer or rental investor.

- 1 Public Room/ Bedroom
- 1 Bathroom
- Allocated Parking
- Communal Gardens
- EPC Rating – D
- Council Tax Band - A



Description

The accommodation in brief comprises; secure entry system, welcoming entrance hallway with entryphone system and storage cupboard, bright and spacious reception room/bedroom with three windows and leafy outlook, fitted kitchen with a range of base and wall mounted units and appliances, and bathroom with three-piece suite, shower over bath and a deep storage cupboard. The property also benefits from double glazed windows.



Extras

All fitted floor coverings will be included in the sale together with the cooker, washing machine and fridge/freezer. Other items of furniture can be made available by separate negotiations.

Gardens & Parking

There are well kept communal garden grounds surrounding the property and there is an allocated parking space.

Factor

The development is managed by James Gibb for a monthly fee of approx. £56. This includes maintenance of communal grounds and buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

East Craigs lies to the North of Edinburgh's City Centre and enjoys the convenience of local shops and services with a wider range available at the Gyle Shopping Centre and Hermiston Gait both just a short drive away. Edinburgh Business Park and the RBS Headquarters at Gogarburn are both within easy reach with a regular public transport service operating into the city and surrounding areas. There are local shops and Medical and Dental practices within easy walking distance. The property is also ideally located for swift access to the City By-pass linking the main Scottish motorway network and Edinburgh Airport. The A90 is within easy reach providing easy access to the Queensferry Crossing and Fife beyond. Recreational facilities can be found in the neighbouring districts of Drum Brae and Corstorphine including the Drum Brae and David Lloyd Leisure Centres, Edinburgh Zoo together with reputable golf courses. Lovely walks can also be enjoyed at Cammo Estate and Cramond Foreshore.



Approx. Gross Internal Floor Area 31 Sq M / 332 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour,
floor plan and further information.



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