










Offers Over
£390,000

44 Fauldburn

East Craigs | Edinburgh | EH12 8YH

This impressive detached family villa with large gardens, driveway and garage is pleasantly situated on a quiet and leafy cul-de-sac, in the much sought after residential area of East Craigs. The property is presented to the market in move in condition and would appeal to the growing families.

-  4 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - F



Description

In brief, the property comprises a welcoming entrance hallway with a useful WC and storage cupboard, a bright and airy dual-aspect reception room, and a stylish modern fitted kitchen featuring a range of wall and base mounted units, integrated appliances, and door providing access to the garden. A spacious dining room completes the ground floor accommodation. The upper level comprises a generous landing with storage cupboard, a well-proportioned principal bedroom with mirrored fitted wardrobes and a contemporary en-suite shower room, two further good-sized double bedrooms with fitted wardrobes/cupboards, a fourth single bedroom, and a fully tiled family bathroom fitted with a three-piece suite and electric shower over the bath. Further benefits include gas central heating (new boiler installed in 2022), double glazing, and a partially floored attic.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the side/rear. The landscaped garden is easily maintained with areas of patio and artificial grass, creating the ideal environment for children to play and to enjoy outside dining/relaxing. There is also a versatile summer house with power and light. To the front lies well maintained garden grounds together with driveway providing off-street parking leading to the garage with up and over door and electricity.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

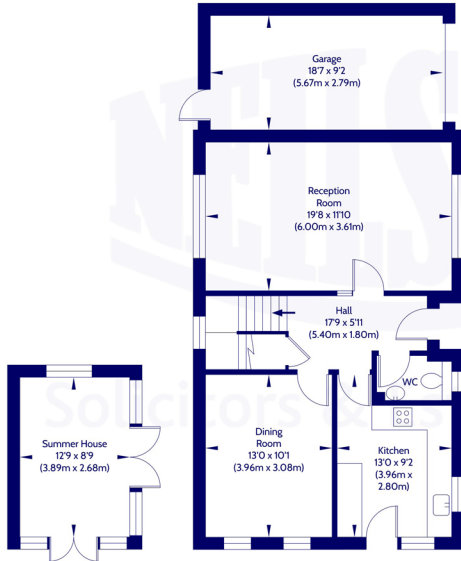
East Craigs lies to the North of Edinburgh's City Centre and enjoys the convenience of local shops and services with a wider range available at the Gyle Shopping Centre and Hermiston Gait both just a short drive away. Edinburgh Business Park and the RBS Headquarters at Gogarburn are both within easy reach with a regular public transport service operating into the city and surrounding areas. 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, Forth Road Bridge 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 Cramond Foreshore.



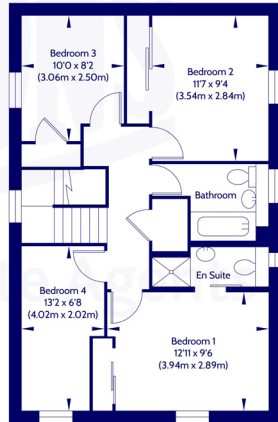


Approx. Gross Internal Floor Area 116 Sq M / 1253 Sq Ft.

Ground Floor



1st Floor



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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