










Offers Over

£220,000

64 Fauldburn

East Craigs | Edinburgh | EH12 8YJ

This extended semi-detached property is situated in a quiet and well-established residential area, offering a peaceful living environment while still benefiting from excellent public transport links and easy access to the main motorway network, providing direct routes into the city centre. The home is within close proximity to local schools and shops, making it an ideal option for families.

-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

While the property requires upgrading, it presents a fantastic opportunity for buyers looking to modernise and personalise their living space. Upon entry, a porch leads into the front-aspect reception room, which features an open staircase and offers a bright and welcoming space for relaxation. The kitchen, located at the rear, is fitted with a range of wall and base units, complemented by solid worktops, and provides direct access to the rear conservatory, which serves as an additional living or dining area with views of the garden. A notable feature of this home is the extension off the kitchen, which has been adapted to create a double bedroom, with direct access via a rear door, and a practical wet room, offering flexible accommodation for guests or family members who require ground-floor living. Upstairs, the property boasts two further double bedrooms, both offering ample space for storage and customisation. A family bathroom is also located on this level, providing essential amenities for the household.



This property has been subject to virtual renovation to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Externally, the home benefits from a front garden and a driveway, ensuring convenient off-street parking. The rear garden provides a private outdoor space, perfect for relaxing or gardening. With its desirable location and excellent potential for refurbishment, this property is a fantastic opportunity for those looking to invest in a home they can truly make their own.

Viewing

Please contact Neilsons on 0131 625 2222.





virtually renovated by HOMELi

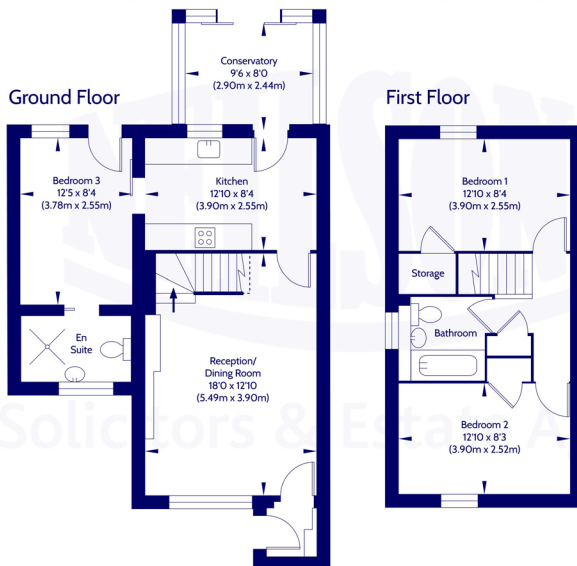
Location

East Craigs lies to the north west 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 and a regular public transport service operates 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 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 and Edinburgh Zoo, together with reputable golf courses. Lovely walks can also be enjoyed at Cammo Estate and Cramond Foreshore.





Approx. Gross Internal Floor Area 87 Sq M / 947 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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