



Solicitors & Estate Agents



Offers Over
£150,000

81 Fauldburn

East Craigs | Edinburgh | EH12 8YQ

An excellent opportunity has arisen to acquire this charming one-bedroom end-terraced villa, quietly positioned within a well-established residential development in the highly sought-after area of East Craigs. Offering bright and well-proportioned accommodation, the property is ideally suited to first-time buyers, downsizers, or buy-to-let investors seeking a home within a peaceful yet highly convenient location.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Allocated Parking
-  Private Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

Internally, the accommodation comprises a welcoming entrance hallway leading into a bright and comfortable living room, offering an ideal space for relaxing and entertaining. The adjoining dining kitchen provides ample space for both cooking and dining, while benefiting from a range of fitted units and views over the private garden. On the upper level, there is a generously proportioned double bedroom with useful storage space, together with a bathroom fitted with a three-piece suite. The landing area also provides additional storage facilities, adding to the practicality of the home. Further benefits include gas central heating, double glazing, newly fitted carpets and blinds and excellent storage throughout.



Extras

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

Gardens & Parking

Externally, the property enjoys a fully enclosed private garden, creating an ideal outdoor space for relaxing, entertaining, or gardening enthusiasts. In addition, there is a private allocated parking space together with ample unrestricted on-street parking available for visitors and residents alike.

Viewing

By appointment through Neilsons (0131 625 2222).





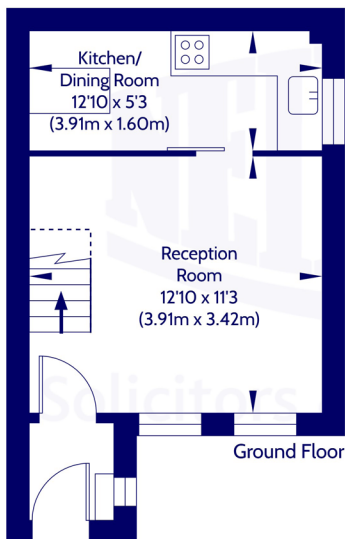
Location

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.

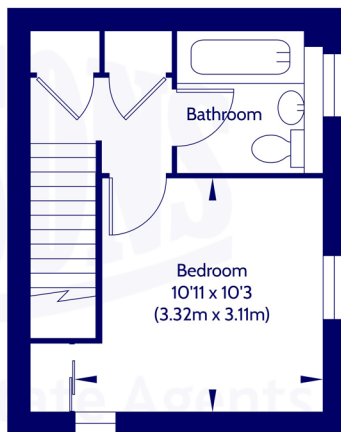




Approx. Gross Internal Floor Area 41 Sq M / 444 Sq Ft.



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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