

45 Fauldburn, East Craigs, Edinburgh, EH12 8YQ



Description

Most impressive two bedroom end terrace villa, commanding a peaceful setting within a mature modern development enjoying an extremely convenient location, close to a good range of amenities, super transport links and reputable schooling. Set back behind a neat front garden the property is finished to a good standard throughout, and offers comfortable and light filled living which comes with the added attraction of an enclosed sunny west facing rear garden.

Features

- End terrace villa
- Stylishly presented living room
- Well-appointed kitchen
- Conservatory with space for dining
- Two double bedrooms, one with fitted wardrobes
- Attractive three-piece bathroom
- Gas central heating and double glazing
- Floored and insulated attic
- Generous front garden & enclosed rear garden
- Allocated parking space

Extras

The fitted floor coverings, blinds, curtains, light fittings, oven, hob, dishwasher, fridge/freezer and garden shed are included.

Additional Information

Trinity Factors charge a small fee of approx. £90 per annum for maintaining the development communal grounds.

EPC Rating: C

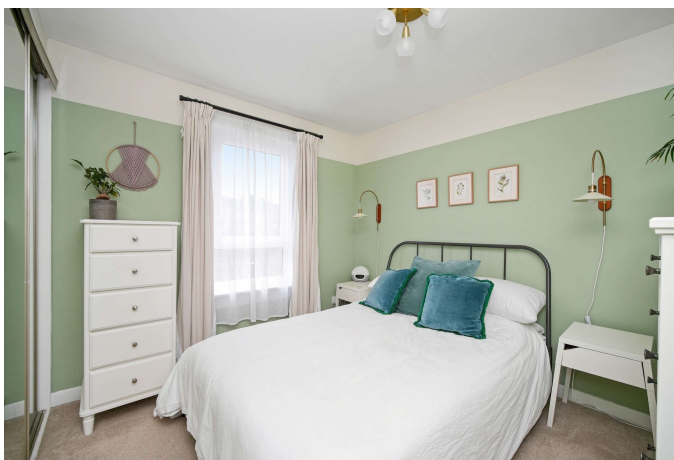


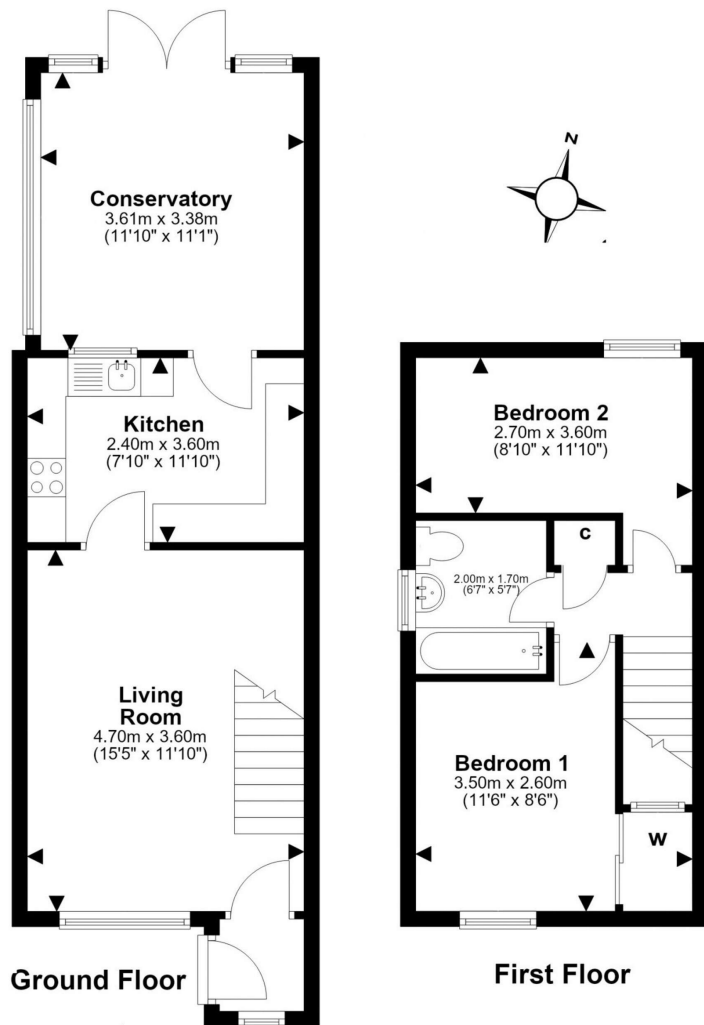
Location

Situated to the north-west of Edinburgh next to the picturesque green belt, the popular residential area of East Craigs is a thriving community within easy reach of the city centre. With a network of country walks, pathways and parks right on its doorstep, East Craigs the perfect base from which to explore the great outdoors. Golf enthusiasts can enjoy a relaxed round at one of the several surrounding courses, while excellent sport and recreational activities are available at nearby Drum Brae and David Lloyd leisure centres. East Craigs is well-served by a comprehensive range of local shops and amenities, with more extensive shopping facilities offered in neighbouring Corstorphine, and at the Gyle Shopping Centre or Hermiston Gait retail park just a short drive or bus journey away. Popular with young families, East Craigs is within the catchment area for well-regarded schools at primary and secondary level such as The Royal High School and also a selection of private schooling are available close by. An ideal location for commuters, East Craigs offers quick and easy access to Edinburgh city bypass, M8/M9, A90 and Edinburgh Airport. The area also enjoys fantastic public transport links providing regular bus services into Edinburgh city centre, and is within easy reach of South Gyle railway station.

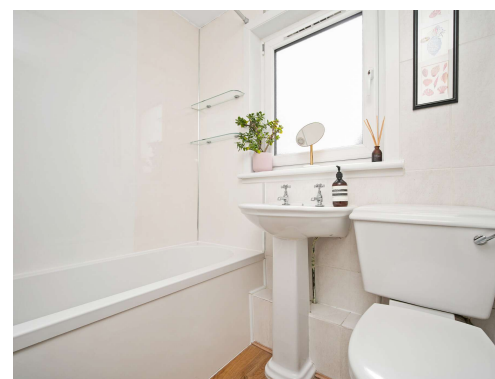
Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





Plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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