



Solicitors & Estate Agents



Offers Over

£100,000

174/4 Fauldburn

East Craigs | Edinburgh | EH12 8YW

An excellent opportunity has arisen to acquire this generously proportioned ground-floor studio flat, offering superb potential for buyers looking to modernise and put their own stamp on a property. Conveniently positioned close to a range of local amenities and transport links, the flat will appeal to a variety of purchasers, including first-time buyers, downsizers and those seeking a project.

Studio

1 kitchen



1 bathroom



Shared gardens



Residents' parking



EPC Band - D



Council Tax Band - A



virtually renovated by **HOMELi**

Description

A welcoming entrance hallway provides access to the accommodation and benefits from a handy storage cupboard. The bright and spacious reception room doubles as a bedroom and enjoys an attractive triple-window outlook, allowing plenty of natural light to fill the space. A pull-down bed offers a practical space-saving solution, while a further useful cupboard provides additional storage. The well-appointed kitchen is fitted with a range of integrated white goods and benefits from under-unit lighting. Completing the accommodation is a partially tiled bathroom suite fitted with a shower over the bath. A further good-sized cupboard provides additional storage.

Further benefits include electric heating, double glazing and a secure door entry system.

The property is factored at approximately £60 per calendar month.



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.

Gardens & Parking

Externally, residents can enjoy access to shared garden space, while unallocated residents' parking is available within the development.

Extras

Selected fixtures and fittings, including; integrated electric hob, oven, hood, fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

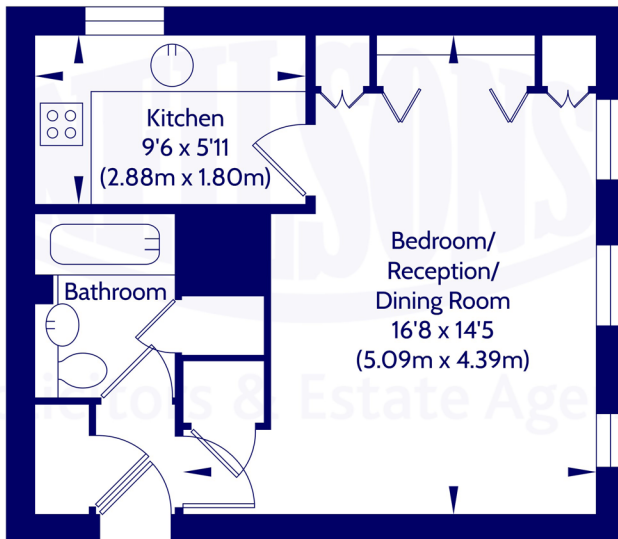
East Craigs lies to the northwest of Edinburgh's City Centre and enjoys the convenience of local shops and services with a wider range available at the Gyle Shopping Centre and Hermiston Gait both just a short drive away. Edinburgh Business Park and the RBS Headquarters at Gogarburn are both within easy 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 30 Sq M / 327 Sq Ft.

Ground 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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