



Solicitors & Estate Agents



Offers Over

£250,000

12/7 Burnbrae Drive

East Craigs | Edinburgh | EH12 8AS

An excellent opportunity has arisen to acquire this immaculate, spacious and bright two bedroom second floor flat, pleasantly positioned within an established modern development in the popular East Craigs area of Edinburgh. Ideally located for a range of local amenities and commuting links, the property boasts stylish interiors, attractive views and an allocated parking space. It would undoubtedly appeal to first-time buyers, young professionals and couples or small families alike.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Passenger lift
-  Shared gardens
-  Allocated parking
-  EPC Band - B
-  Council Tax Band - E



Description

A welcoming entrance hallway provides access to the accommodation and benefits from useful storage provisions, including a cloak cupboard and a separate utility cupboard. The bright and airy open-plan lounge, kitchen and dining area offers a superb setting for everyday living and entertaining. A Juliet balcony allows plenty of natural light to flood the space while enjoying lovely views. The stylish, well-appointed kitchen is fitted with a range of integrated appliances and benefits from under-unit lighting, creating a practical and attractive space. The principal bedroom is a good-sized double room enjoying a front-facing aspect and featuring a Juliet balcony. An integrated double wardrobe provides great storage, while there remains ample space for additional freestanding furniture. The immaculate en-suite shower room is partially tiled and fitted with a double shower cubicle and heated towel rail. Bedroom two is another comfortable double room, enjoying a front-facing aspect with views towards the Pentland Hills. An integrated double wardrobe provides useful storage, while the room offers flexibility for use as a guest bedroom, nursery or home office if required. Completing the accommodation is a smart family bathroom fitted with a shower over the bath, heated towel rail and large mirror.



Further benefits include gas central heating, double glazing and lift access within the building.

The development is factored at approximately £300 per quarter.

Gardens & Parking

Externally, residents can enjoy well-maintained communal gardens, while a secure bin store and bike store provide additional convenience. The property also benefits from one allocated parking space.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, hood, fridge, freezer, and dishwasher, 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 west of Edinburgh City Centre and enjoys the convenience of local shops and services with a wider range available at the Gyle Shopping Centre, Corstorphine and Hermiston Gait both of which are within easy reach by way of car or bus service. 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 also close at hand and provides easy access to the Queensferry Crossing and Fife. Recreational facilities can be found throughout the surrounding area including the Drum Brae and David Lloyd Leisure Centres, Edinburgh Zoo, Murrayfield Stadium and a variety of reputable golf courses and walks along Cramond and the Silverknowes Esplanade.





Approx. Gross Internal Floor Area 79 Sq M / 849 Sq Ft.

2nd 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.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

