

ELP Arbuthnott McClanachan
solicitors & estate agents

57 FAULDBURN

East Craigs, Edinburgh, EH12 8YQ

Beautifully presented

Two-bedroom, terraced house

Situated within an established and popular residential development in East Craigs, this beautifully presented two-bedroom terraced house offers bright, well-proportioned accommodation, modern fittings and an attractive rear garden. The property is entered via a welcoming entrance porch, leading into a bright and inviting lounge with a front-facing window allowing plenty of natural light to flood the room. A staircase leads to the upper floor. To the rear, the modern breakfasting kitchen is fitted with stylish grey units, providing excellent storage and incorporating a range of appliances. A breakfast bar creates a practical and sociable space, while a door provides direct access to the rear garden. On the upper floor, there are two generously proportioned double bedrooms, with one benefiting from a built-in wardrobe. The accommodation is completed by a family bathroom fitted with a bath and overhead shower, vinyl flooring and an extractor fan. The landing provides useful storage and access to the floored attic, offering additional storage space. Externally, the rear garden is a particular highlight, enjoying a sunny aspect and providing an ideal space for outdoor relaxation and entertaining. The garden features two patio areas, a lawn and a garden shed, with the added benefit of access to the rear lane/ path. This attractive home combines comfortable accommodation, useful storage and an appealing outdoor space, making it an excellent opportunity for first-time buyers, families or those looking to downsize.

Key Features

Entrance porch
Lounge
Breakfasting kitchen
Two double bedrooms
Family bathroom
Double glazing
Gas central heating
Attic
Gardens to the front and rear
Allocated parking space
Trinity Domestic factor the communal grounds - approx. £86.45 quarterly









East Craigs

East Craigs lies approximately six miles to the west of Edinburgh city centre and enjoys the convenience of local shops and service nearby, with a wider range available at the Gyle Shopping Centre and Hermiston Gait, both of which are within close proximity. Schools, both primary and secondary, are within comfortable travelling distance 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 bypass linking the main Scottish motorway network and Edinburgh Airport. The A90 is also close at hand and provides easy access to the Forth Road Bridge 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.

Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, washer dryer, fridge freezer and shed are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

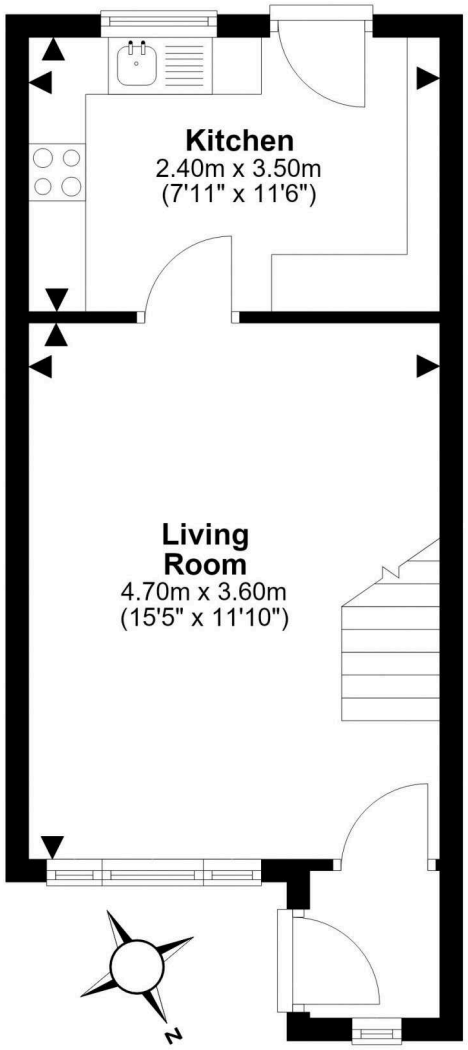
£225,000

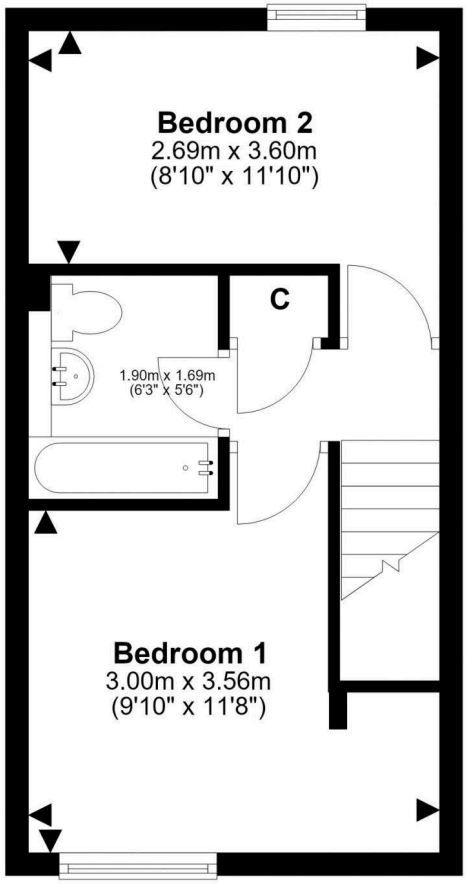
EPC Rating

C

Tenure

Freehold





First Floor

This 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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