

DMD | SOLICITORS & ESTATE AGENTS

43 Fauldburn, Edinburgh, EH12 8YQ

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Well-presented two-bedroom end-terraced house offering bright, comfortable accommodation, private gardens to the front, side and rear, and a single garage. A stylish kitchen fitted in 2024 adds to the appeal, while gas central heating and UPVC double glazing ensure year-round comfort. Situated in the popular residential area of East Craigs, the property is well placed for local amenities, schools and transport links.

Accommodation

- Entrance vestibule providing a welcoming introduction to the home.
- Bright and spacious living/dining room with large windows allowing plenty of natural light and space for both relaxing and dining.
- Stylish kitchen, replaced in 2024, fitted with dove-grey gloss units, concrete-effect laminate worktops and tiled splashbacks. Appliances include a gas hob, electric fan oven and washing machine, with an understair cupboard providing useful additional storage.
- Generous principal bedroom with built-in storage units.
- Further double bedroom enjoying an outlook over the rear garden.
- Bathroom fitted with a three-piece suite, a Mira electric shower over the bath and partially tiled walls.
- Upper landing with a hatch to the loft, providing additional storage, and a shelved linen/airing cupboard housing the hot water cylinder.







VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
C

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Outside & Gardens

Private gardens extend to the front, side and rear, providing space to relax, entertain or enjoy a spot of gardening. A single garage to the side, fitted with an up-and-over door, offers useful parking or storage.

Location

East Craigs is a popular residential area between Barnton and Corstorphine in north-west Edinburgh, combining convenient local amenities with excellent connections across the city and beyond. A medical centre, dentist, pharmacy and small supermarket are within walking distance, while the Gyle Shopping Centre and Hermiston Gait offer a wider choice of shops within a short drive. Leisure facilities include Drumbrae Leisure Centre, David Lloyd and a selection of golf courses.

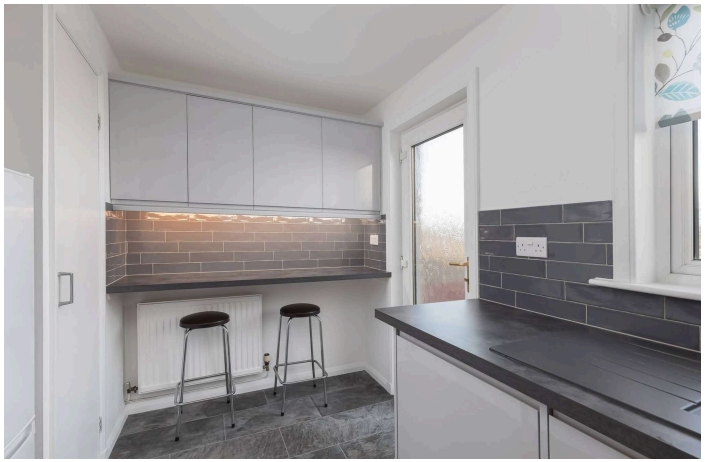
The property lies within the catchment areas for East Craigs Primary School and Craigmount High School. Regular bus services provide access to the city centre, while Edinburgh Airport, the City Bypass and the motorway network are readily accessible.

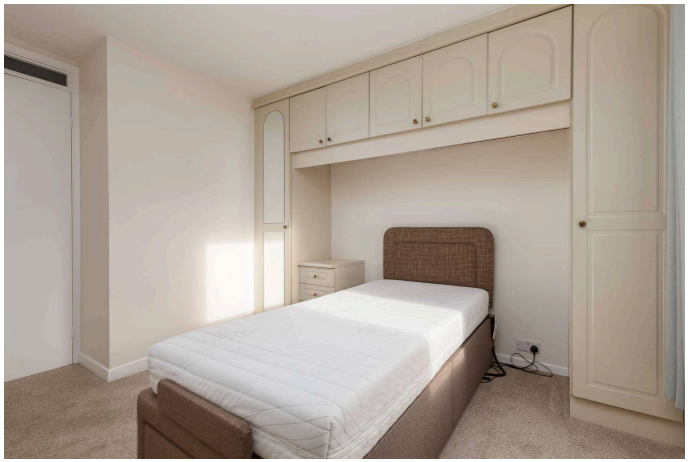
Extras

The fixed floor coverings, kitchen appliances, light fittings, blinds and curtains are included in the sale.

Council Tax - Band C





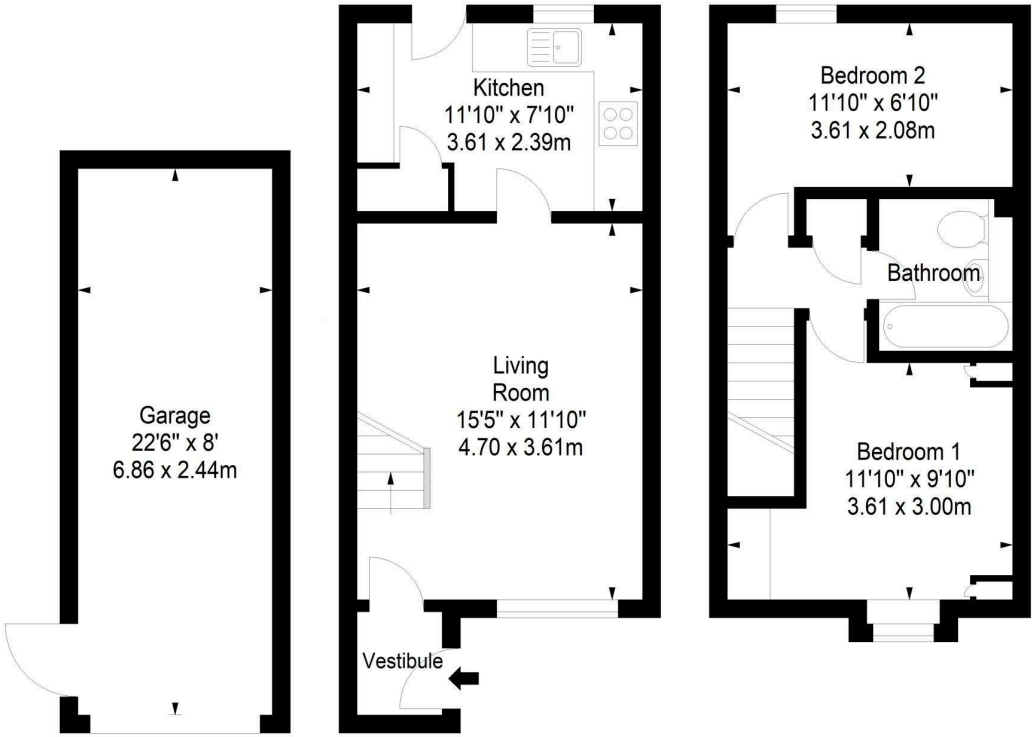




Fauldburn,
Edinburgh,
Midlothian, EH12 8YQ

SquareFoot

Approx. Gross Internal Area
578 Sq Ft - 53.70 Sq M
Garage
Approx. Gross Internal Area
180 Sq Ft - 16.72 Sq M
For identification only. Not to scale.
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Ground Floor | Ground Floor | First Floor







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Offers can be submitted in writing, fax or email:

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