



2/2 Burnbrae Drive
EDINBURGH
EH12 8AS

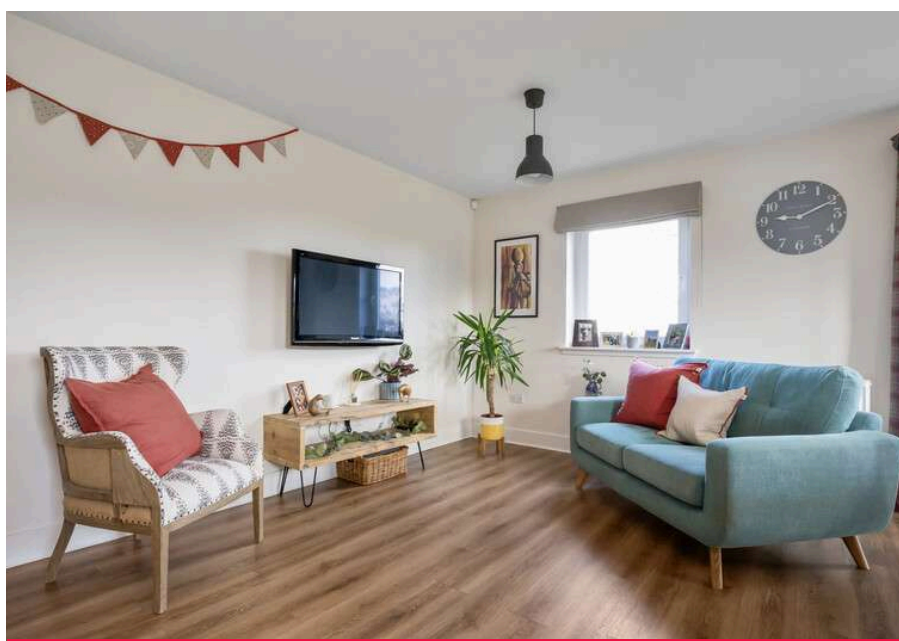
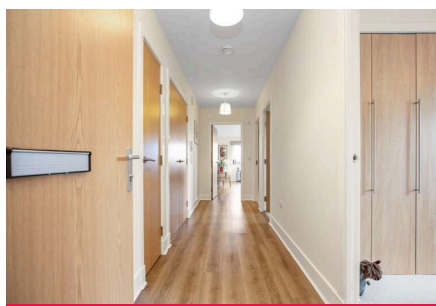
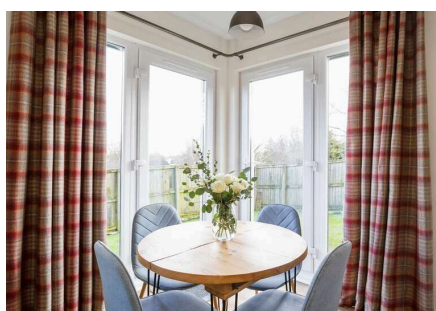
2/2 Burnbrae Drive

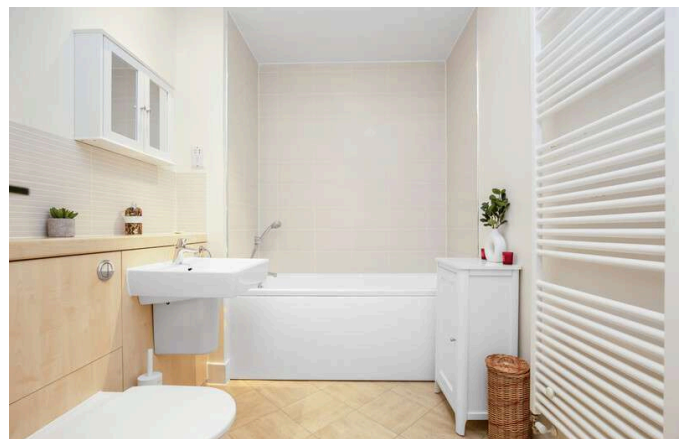
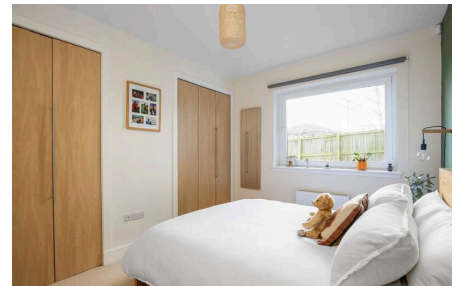
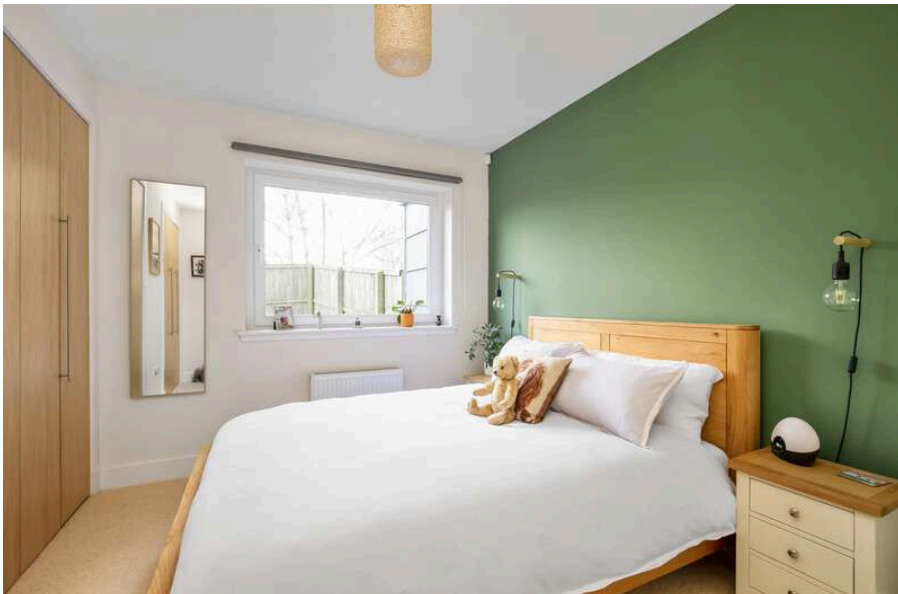
 2  1  1 EPC C

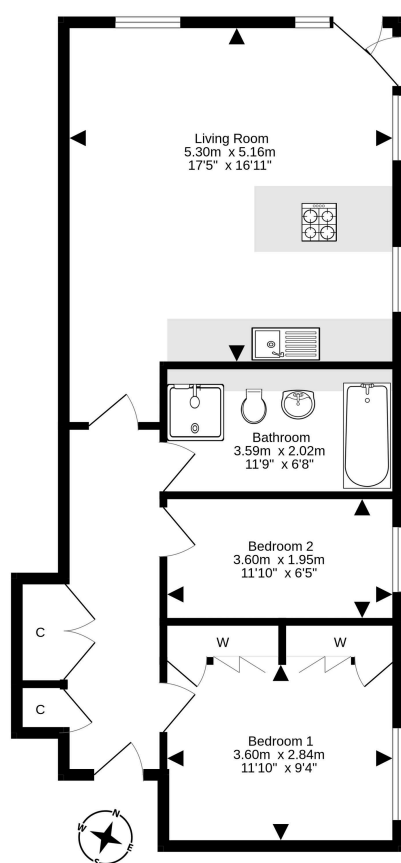
Bright and airy ground floor flat in modern development located in a popular residential area with excellent road links to Edinburgh Airport, the central belt motorway network and the Queensferry Crossing to the North. The property offers immaculate accommodation throughout comprising of: entrance hallway with storage cupboards and secure entry phone; open plan living room/dining/kitchen with patio doors to shared gardens, modern kitchen units and integrated appliances; double master bedroom with integrated wardrobes; second bedroom currently set up as a home office/study; plus bathroom with WC, wash hand basin, bath and shower cubicle. The property also benefits from gas central heating, double glazing, allocated parking space and well tended communal garden grounds.

Property Features

Gas central heating
Double glazing
Allocated parking space
Shared garden grounds
Immaculate order
Excellent storage







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024

East Craigs and Corstorphine are popular residential areas to the North of Edinburgh's City Centre which offer excellent road links to the central belt motorway network, Edinburgh City By-pass and Queensferry Crossing. The property is also well placed for access to Edinburgh Airport and Gogar Business Park. The Gyle Shopping Centre is a short car journey from the property and offers a host of retail outlets including a Morrisons Supermarket and Marks & Spencer Food Hall. Drumbrae Leisure Centre and David Lloyd Leisure Club are within easy reach for a variety of leisure activities.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures.

AS Anderson Strathern

Find out more

0131 270 7777

andersonstrathern.co.uk/residential-property-service/

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

Follow us on Twitter
@Residential_AS

espc

EDINBURGH

1 Rutland Street
Edinburgh
EH3 8EY
T + 44 (0)131 270 7777

GLASGOW

George House
50 George Square
Glasgow G2 1EH
T + 44 (0)141 242 6060

EAST LOTHIAN

14 Court Street
Haddington
EH41 3JA
T + 44 (0)1620 82 2127

SHETLAND

Nordhus
North Ness Business Park
ZE1 0LZ
T + 44 (0)1595 69 5262