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FAULDBURN

Edinburgh
EH12 8YQ







Bright and spacious end terraced villa within a peaceful residential location close to excellent local amenities. The property is located in the popular East Craigs area of Edinburgh, which lies to the north of the City Centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, with the impressive Gyle Complex and Craigleith Retail Park, which includes a Sainsbury's Superstore, both a short drive away. The City Centre itself is also easily accessible.

Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach. Fauldburn Park is nearby and features woodland walks and a childrens play area.



Internally the property is in excellent decorative order throughout and benefits from gas central heating, recently installed double glazing (2022) and good storage facilities including an attic. The kitchen appliances are included in the sale together with all curtains and blinds. Other items may be available through separate negotiation.

Private garden to front and large, fully enclosed, garden to rear.

PROPERTY DETAILS

- Entrance Vestibule with meters cupboard. Window to side.
- Bright and spacious Lounge with window front. Wall mounted gas fire. Carpeted staircase to upper floor.
- Modern and fully fitted Kitchen with matching wall and base units. Integrated electric hob and oven. Ample work surfaces with stainless steel sink with drainer and tiled splashback. The fridge/freezer is included in the sale. Plumbed for washing machine. Door to garden. Window overlooking garden.

Upper Floor

- Landing with attic access hatch. Shelved cupboard.
- Double Bedroom with window to front. Built in mirrored wardrobe with hanging space and shelving.
- Second Double Bedroom with window to rear overlooking garden.
- Recently installed Shower Rom with white two-piece suite comprising inset wash hand basin and WC. Walk in shower compartment with mixer shower with rainwater head. Mirror. Frosted window to rear.



Viewing: Telephone Agents on 0131 524 3800











EXTERNAL

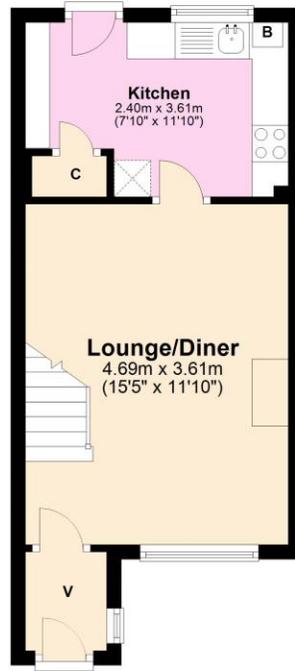
There is a private garden to the front laid mainly to lawn. The rear garden is fully enclosed and features a lawn bordered by established plants and shrubs. A patio provides ample space for garden furniture. The shed is included in the sale.

Ample residents parking.

- Energy Efficiency Rating - C
- Council Tax Band - D

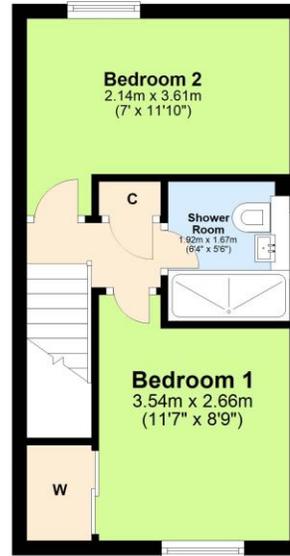
Ground Floor

Approx. 27.6 sq. metres (296.9 sq. feet)



First Floor

Approx. 26.3 sq. metres (283.1 sq. feet)



Photos and Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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* Please contact us for a free consultation or valuation

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