



lindsays

8/12 Burnbrae Drive,
Corstorphine, Edinburgh EH12 8AS

"Superbly presented two bed second floor flat in modern development with allocated parking space"

- Established modern development
- Excellent condition throughout
- Dual aspect sitting room
- Well-equipped dining kitchen
- Master bedroom with en-suite
- Second double bedroom
- Bathroom
- Utility room with storage
- Allocated parking space
- Communal gardens
- Gas central heating
- Double glazing

EPC Rating B

OFFERS OVER £250,000



Description

A superbly presented two bedroom flat occupying the second floor of an established modern development. The property forms part of the prestigious Grovewood Hill development by CALA which is in Corstorphine to the west of the city centre. Corstorphine offers an excellent range of local shops and amenities and is within easy reach of the Gyle shopping centre and enjoys easy access to the city by-pass and motorway networks. The property is accessed via a secure entry-phone system into a well-maintained communal hallway with stair and lift access to the second floor. A bright internal hallway gives access to all rooms. The sitting room enjoys a fine corner position with glazed doors giving access to a dual-aspect Juliet balcony. The dining kitchen is well-equipped and contains a fridge/freezer, double electric oven, gas hob and dishwasher. Off the hallway is a useful utility room containing the washing machine and tumble drier. Both double bedrooms benefit from built-in wardrobes with the master bedroom also having an en-suite shower room. The well-appointed bathroom completes the internal accommodation. The property also benefits from gas central heating, double glazing, well-maintained communal gardens, an allocated parking space and two store cupboards at ground level.

Area

Corstorphine is a desirable residential area of the capital lying on the north western outskirts of the city. Princes Street and the city centre (approximately 4 miles) are readily accessible via regular public transport services and, in the opposite direction, the city by-pass, central motorway network and Edinburgh International Airport are all within a short drive. Corstorphine itself boasts one of the city's most comprehensive suburban shopping centres, with the Gyle Shopping Centre and Hermiston Gait also within close proximity. Small speciality shops and a variety of high street stores are all represented. There are large branches of Marks & Spencer, Tesco, Morrisons and Sainsbury's all nearby. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are readily accessible. Leisure options are plentiful and diverse. Cafes, restaurants, a casino, several golf clubs and a David Lloyd Leisure Centre, as well as the Drum Brae Leisure Centre and Swimming Pool, the Drum Brae Library Hub and the lovely open spaces of Cammo Estate and Corstorphine Hill, are to name but a few. There are several local access points to the city's cycle path network. The local schools have an excellent academic reputation.

Viewing

By appointment contact Lindsays on 0131 229 4040



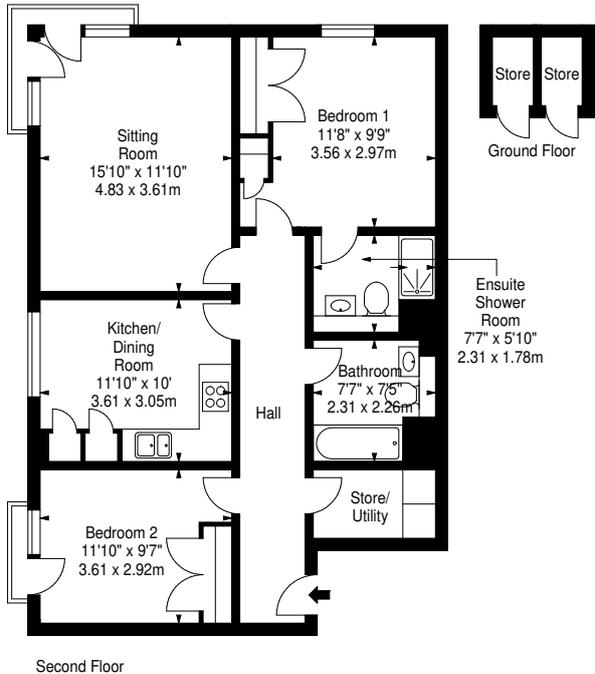
Burnbrae Drive,
Edinburgh,
Midlothian, EH12 8AS



Approx. Gross Internal Area
837 Sq Ft - 77.76 Sq M

Stores
Approx. Gross Internal Area
23 Sq Ft - 2.14 Sq M

For identification only. Not to scale.
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T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.