



84 Fauldburn, Edinburgh, EH12 8YJ

Beautifully Presented Four-Bedroom Link-Detached Home with Garden & Driveway

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Property Description

Beautifully presented four-bedroom link detached home with a private garden and a driveway. Located in a cul-de-sac setting, in a new and growing residential development, located in the East Craigs area, west of Edinburgh centre.

Comprises an entrance hallway, spacious living/dining room, modern kitchen, four double bedrooms, an en-suite, and a family bathroom.

This flexible family home is ready to move in, finished with neutral decor, quality flooring, with a stylish kitchen and bathrooms. In addition, the property benefits from efficient gas central heating, double-glazed windows, and generous internal storage.

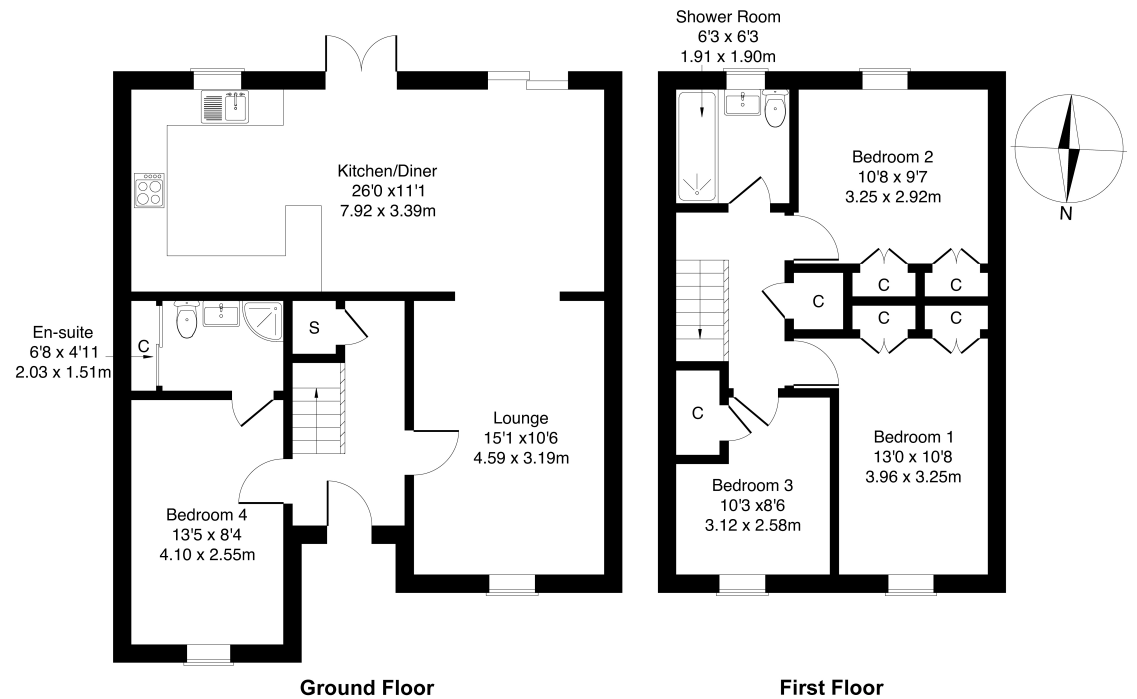
The property welcomes you through an inviting entrance that opens into the living room, finished with wood-effect flooring and light décor throughout, providing direct access to the beautifully presented kitchen and dining area. This space features tiled flooring, dark wood-effect countertops with matching upstands, a sink with drainer, an integrated oven and gas hob with canopy above, an integrated dishwasher, and a convenient breakfast bar, while also offering access to the private rear garden.

To the front, bedroom four is located with wood-effect flooring, light décor, and an en-suite shower room complete with a shower cubicle. Upstairs, you are greeted by carpeted flooring leading to bedrooms one and two, both continuing the light décor and carpet finish while also benefiting from built-in cupboards for storage, with bedroom three offering wood-effect flooring and its own built-in cupboard. Completing the home is the fully tiled family bathroom, which includes a modern shower cubicle.



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Approximate Gross Internal Area: (1163 sq ft - 108 sq m.)

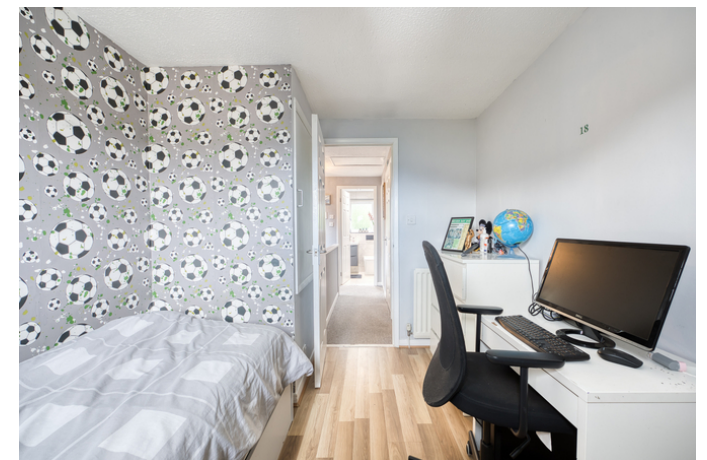


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

East Craigs is a popular residential area ideally situated for both city commuters and those travelling further afield, with excellent access to major routes including the city bypass, M8, Forth Road Bridge and key West Lothian links. The nearby Gyle and Hermiston Gait shopping centres offer a wide range of high-street retailers, along with Tesco and Morrisons supermarkets. A short drive away, St John's Road in Corstorphine

provides further shopping, dining and services from both national chains and local businesses. The area is well-served by public transport and offers a strong selection of schooling, with local catchment schools including Clermiston Primary and the highly regarded Royal High School. Other local schools include East Craigs and Corstorphine Primary Schools, and secondary provision at St Augustine's RC and Craigmount High School.





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