



Estate Agents and Solicitors

1/5 Fauldbum, East Craigs, Edinburgh, EH12 8YQ

Spacious and Well-Presented, One-Bedroom, First-Floor Flat

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Property Description

Spacious and well-presented, one-bedroom, first-floor flat, forming part of a modern, factored development. Located in the popular East Craigs area, to the west of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, a double bedroom and a bathroom.

Features include a fitted kitchen with appliances, neutral decor and contemporary flooring, a secure entry system and TV and telephone points.

In addition, there is double glazing, 'wet' electric heating, a recently installed electric boiler and shower unit.

Externally, there are well-maintained, leafy, shared rear gardens and ample residents' and visitor parking.

There is an excellent opportunity to purchase with the property all items of furniture and contents included.

An entrance hall, with a cupboard, leads into a spacious, open-plan room on the left, filled with natural light from generous glazing, and finished with light, neutral decor and modern, wood-effect flooring. Incorporating built-in storage, the versatile reception area provides ample space for both lounge and dining furniture and flows openly into a modern, fitted kitchen. The kitchen includes an integrated oven, an electric hob, a concealed extractor fan, a fridge/ freezer and a freestanding washing machine.

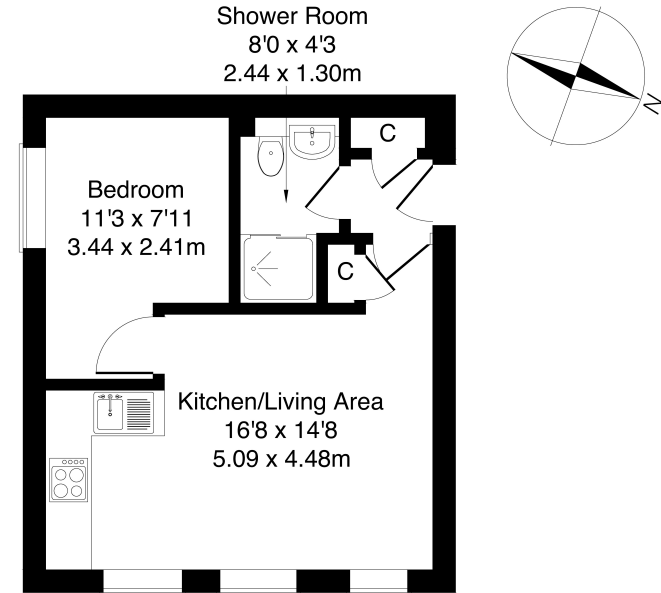
Leading off the living area, and enjoying a sunny, southerly outlook, a double bedroom provides plenty of space for freestanding bedroom furniture and storage.

Completing the accommodation, a shower room comprises a large, glazed shower cubicle, a WC-suite set into storage, a chrome, ladder-style radiator and tiled splash walls and storage.



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Approximate Gross Internal Area: (334 sq ft - 31 sq m.)



First Floor

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 ideal for both the city commuter and those working out with the city, offering quick and easy access to the major routes on the western side of Edinburgh. The Edinburgh city bypass, M8, and routes to West Lothian and the Forth Road Bridge are easily reached by car, as are the shopping centre and business parks at The Gyle and Hermiston Gait, offering a selection of high-street retailers, as well as Morrisons

and Tesco supermarkets. Around a mile or so lies St John's Road, the main shopping thoroughfare of Corstorphine, which has a good mix of national and local retailers, as well as bars, restaurants and service outlets. School is available at all levels, with East Craigs Primary and Corstorphine Primary; and secondary schooling at St. Augustine's RC and the well-regarded Craigmount High School.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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