



## 122b Fauldburn, East Craigs, Edinburgh, EH12 8YJ

Spacious and Well-Presented, Two-Bedroom, Mid-Terrace Home

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# Property Description

Spacious and well-presented, two-bedroom, mid-terrace home, with a driveway and a private, enclosed garden. Set in a popular, residential development, in the East Craigs district, to the west of Edinburgh city centre.

Comprises an entrance porch, living room, kitchen, two flexible bedrooms and a bathroom.

Highlights include modern flooring, a contemporary bathroom and kitchen and gas central heating.

Externally the property benefits from a monoblock driveway to the front and enclosed rear garden with a paved patio, a decked terrace and a shed. Additional on-street parking is available within the development.

A bright entrance porch, with space for outerwear, opens into a well-proportioned living room, enjoying plenty of natural light from a front-facing window. Featuring a modern fireplace and contemporary, wood-effect flooring, the tastefully presented reception room offers versatile space for both lounge and dining furniture and opens into a kitchen. Featuring garden access and a breakfast bar for casual dining, the kitchen is fitted with neutrally toned units and worktops and stylish splashback tiling. Appliances include an integrated oven, a ceramic hob and an extractor fan, whilst there is space and plumbing for a washing machine and fridge/freezer.

Set to either aspect, upstairs, are two good-sized, flexible bedrooms, both carpeted for comfort, with the main bedroom benefiting from integrated wardrobe storage.

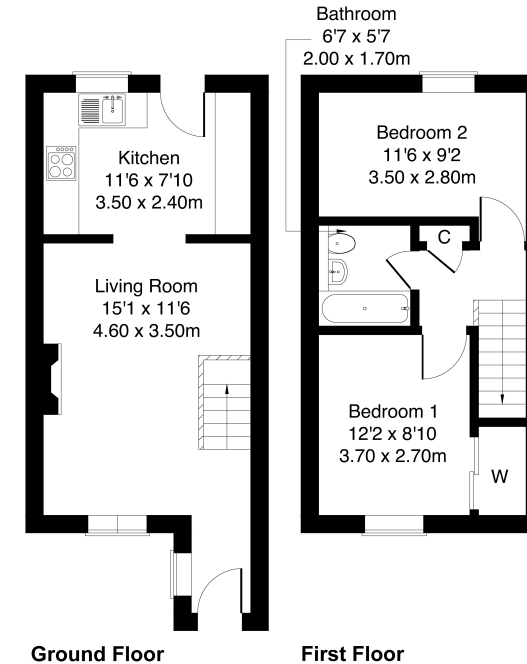
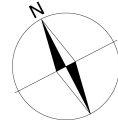
Completing the home, a bathroom comprises a three-piece suite, a shower-over-bath, a chrome, ladder-style radiator and tiled splash walls and flooring.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (548 sq ft - 51 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 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 centres 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. Schooling 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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