



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**Flat 6, 1 Burnbrae Park**

EAST CRAIGS, EDINBURGH, EH12 8AN



The property is situated in East Craigs, ideally placed for local shopping, transport, educational and recreational facilities. Within close proximity there is a local Co-Operative and a pharmacy. There is an excellent bus service a few minutes from the property which will take you east into the city centre and beyond or heading west to Edinburgh Airport and the outskirts. There is also South Gyle train station which is within easy walking distance of the property. The Edinburgh city bypass is within

minutes drive from the property and provides access to several areas within the city and East Lothian and the A1. The property is also ideally placed for easy access to the M8 and M9 motorway networks.

Local shopping can be found close by at the Gyle Shopping Centre with its major High Street outlets namely Marks & Spencers and Morrisons to name but a few and here you will find everything for all your monthly requirements.



McEwan Fraser Legal are delighted to bring to the open market this two-bedroom flat. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs. The property is

finished to an excellent standard throughout.

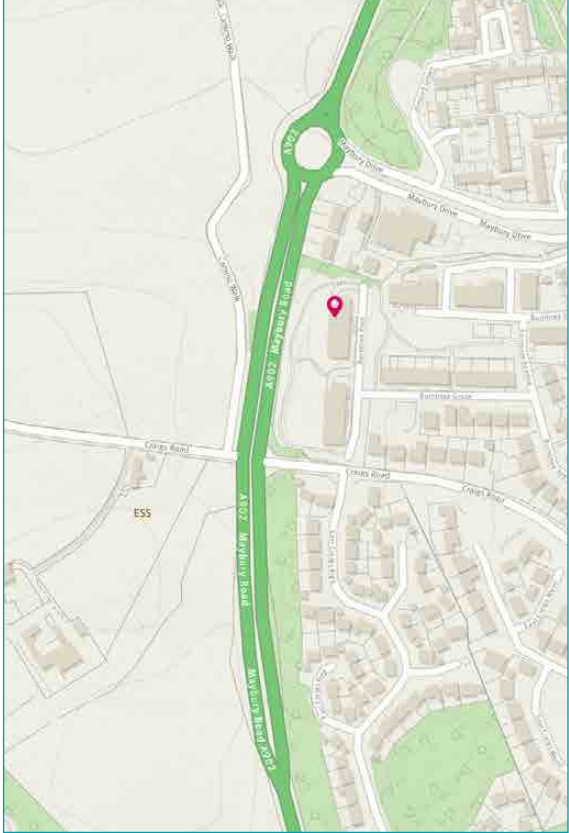
In more detail, the property consists of a welcoming hallway with ample storage. The bright and airy lounge allows for free standing furniture and different configurations as well as access to the balcony. The kitchen comes with floor to ceiling units, gas hob, oven, microwave, hood. Integrated dishwasher and fridge freezer and also benefits from a breakfasting bar. The property also benefits from a utility room with plumbing.







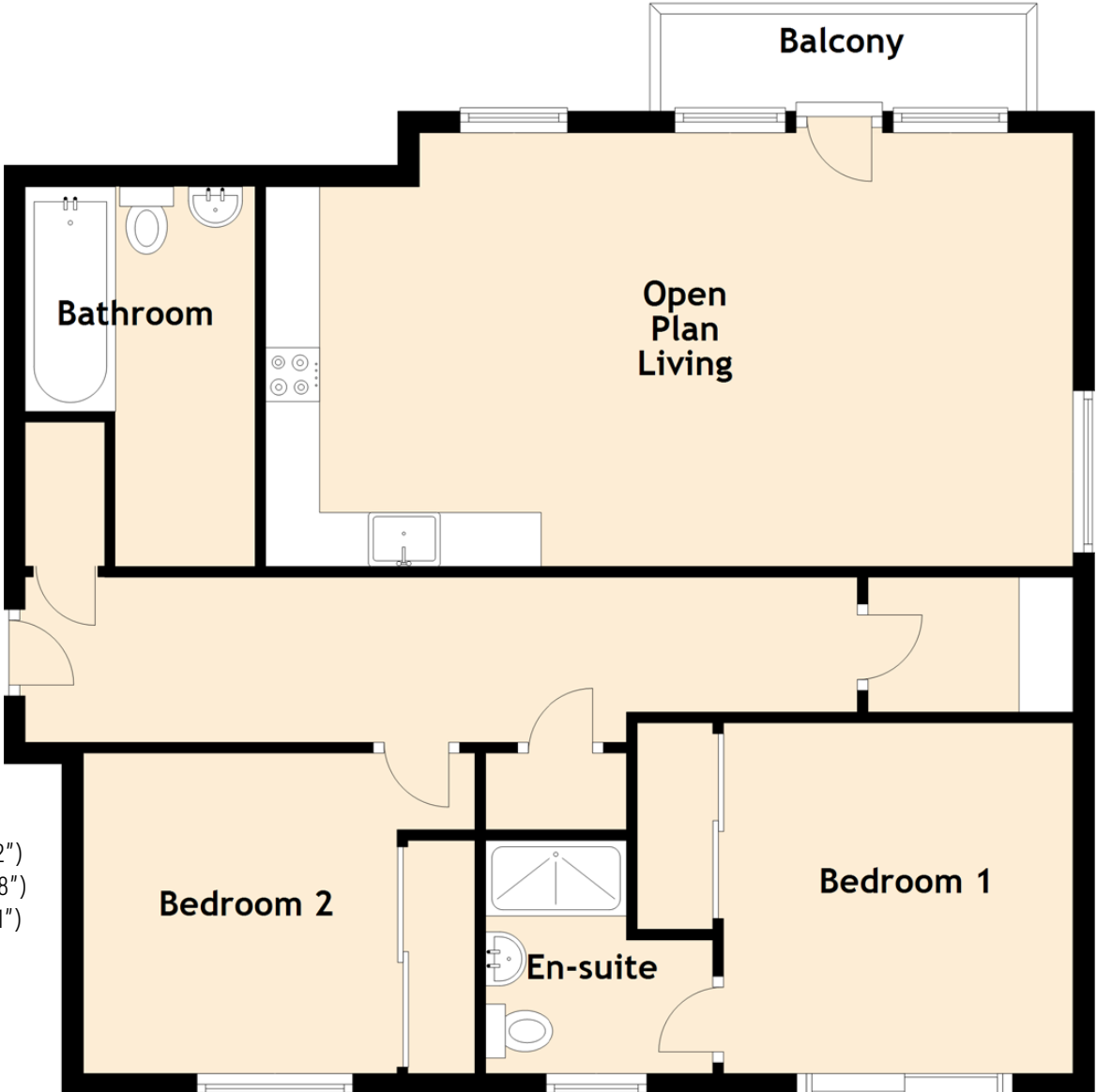
There are two good sized bedrooms, both benefiting from built-in storage and allowing for free standing furniture and offering different furniture configurations. The master also benefits from an En suite comprising a walk-in shower, wash hand basin towel rail and WC. The family bathroom completes the property internally with shower over bath, wash hand basin towel rail and WC. Externally there is ample parking. The property also benefits from double glazed windows, gas central heating and secure door entry system.



Approximate Dimensions  
(Taken from the widest point)

Open Plan Living	7.49m (24'7") x 4.02m (13'2")
Bedroom 1	3.25m (10'8") x 3.24m (10'8")
Bedroom 2	3.63m (11'11") x 3.07m (10'1")
Bathroom	3.52m (11'7") x 2.13m (7')
En-suite	2.16m (7'1") x 2.11m (6'11")

Gross internal floor area (m<sup>2</sup>): 86m<sup>2</sup>  
EPC Rating: B







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