




McEwan Fraser Legal

Solicitors & Estate Agents

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1/9 Fauldburn Park

EDINBURGH, EH12 8YN



The property is situated in East Craigs, ideally placed for local shopping, transport, educational and recreational facilities.

Within close approximately 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.

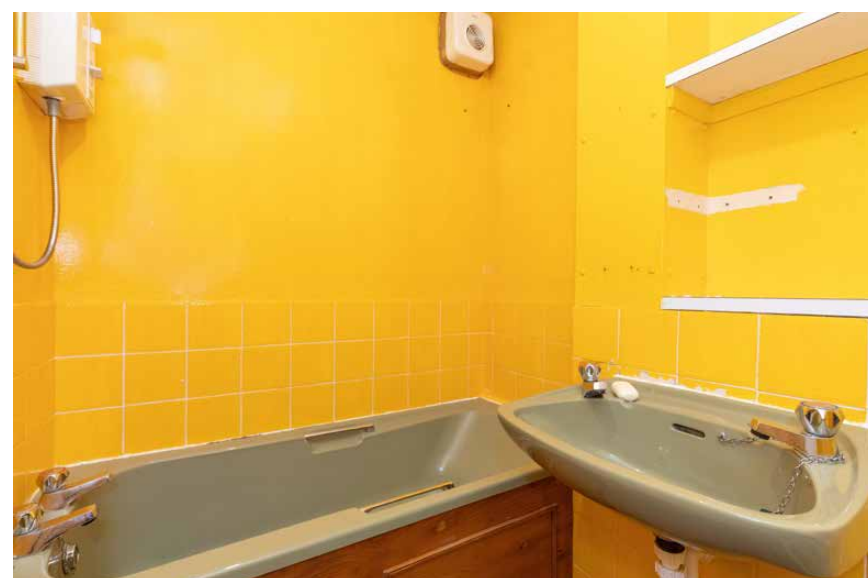
Local shopping can be found close by at the Gyle Shopping Centre with its major High Street outlets namely Marks & Spencers and Morrisons to name but a few and here you will find everything for all your monthly requirements.

Excellent first-time buyer's purchase, studio flat. Offering accommodation briefly comprising of an entrance hall, lounge/bedroom, separate fully fitted kitchen with all appliances included and fully tiled bathroom with bath and shower. This property would benefit from modernisation.

The property benefits from double glazing, spacious storage cupboards throughout, private resident's parking and is set in communal garden grounds which are well maintained by the factors.

Externally the property has private front and rear gardens. A private parking bay at the front of the property really adds to what is on offer.





Approximate Dimensions (Taken from the widest point)

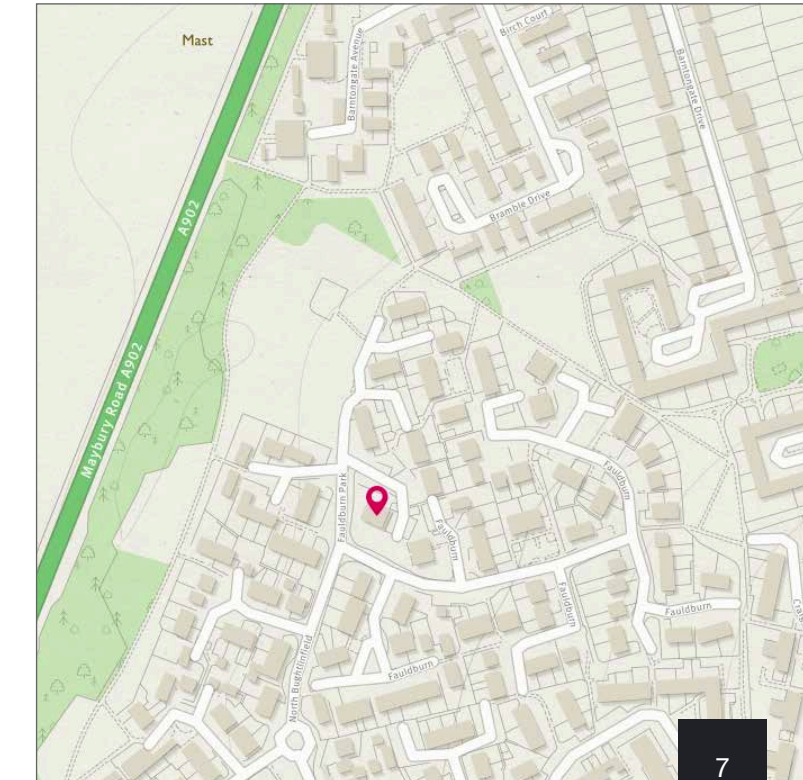
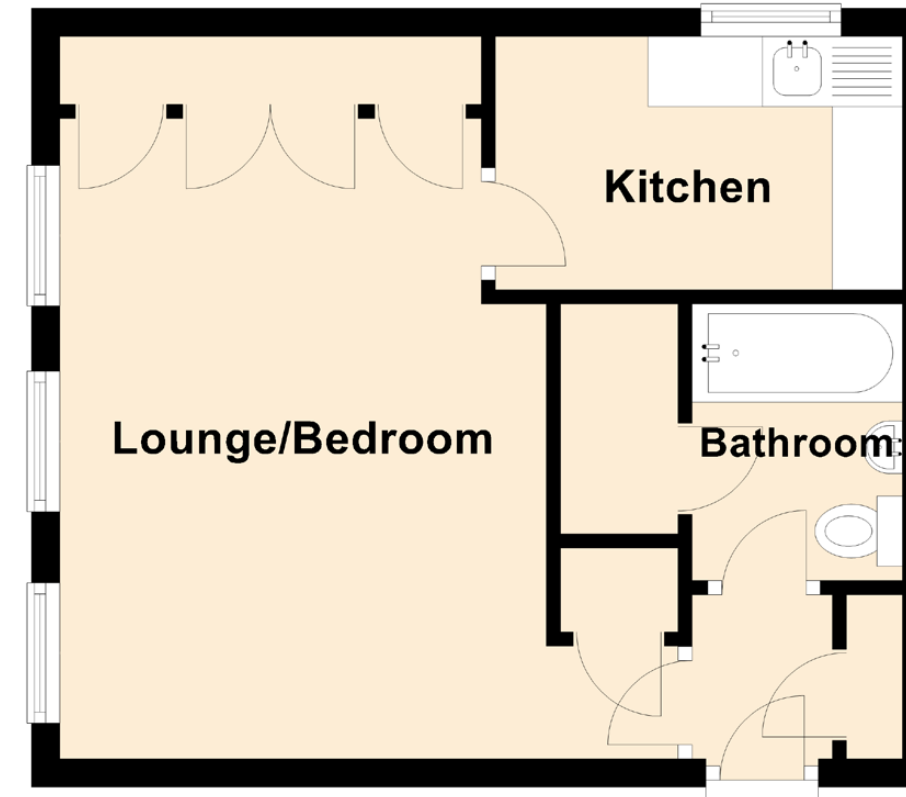
Lounge/Bedroom	4.56m (15') x 4.42m (14'6")
Kitchen	2.91m (9'7") x 1.80m (5'11")
Bathroom	1.97m (6'6") x 1.50m (4'11")

Gross internal floor area (m²): 31m²

EPC Rating: D

SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP





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