



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**12/8 Burnbrae Drive**

CORSTORPHINE, EDINBURGH, EH12 8AS



# CORSTORPHINE

EDINBURGH, EH12 8AS

Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, Sainsbury's and Scotmid. The nearby Gyle Shopping Centre boasts over 40 shops (including a Mark and Spencers) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts and badminton and squash courts. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Excellent schooling can be found from nursery to secondary level, in close proximity. For those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South. The Edinburgh City Bypass is within a few minutes drive from the property and provides access to a number of areas within the city and to East Lothian and the A1. The property is also ideally placed for easy access to the M8 and M9 motorway networks.

# 12/8 BURNBRAE DRIVE

CORSTORPHINE. EDINBURGH. EH12 8AS

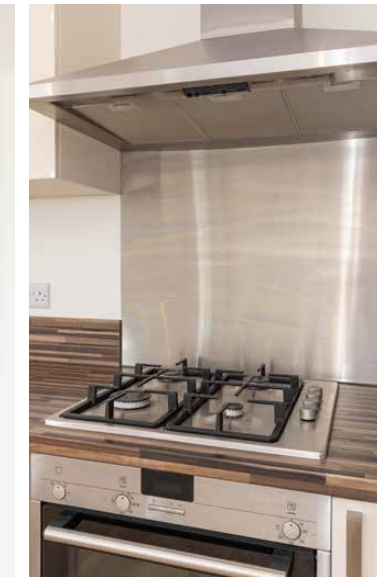
This two-bedroom, second floor apartment has been meticulously designed by 'Cala Homes' to create a spacious, low-maintenance, design-led property that oozes modern urban living; set in the heart of sought-after and leafy Corstorphine, within the prestigious Grovewood Hill development. Inside, the extensive use of glazing cleverly acts as an extension to the internal space and makes the most of the natural light. The apartment has a very bright and airy feel, with spectacular views across the North of the city, which extends out to the beautiful grounds of, the once stately, Cammo House.

This is the perfect apartment for entertaining - the open-plan kitchen extends into the living space, ensuring that the chef is never far away from the party! The kitchen is a feast of modern chic, with streamlined work surfaces over flush unit doors, and integrated appliances - meaning it's equipped for convenience and functionality. The glazing in this zone makes the most of the natural light to create a modern and contemporary ambience. The living area allows for a range of furniture configurations and there is ample space for a dining table and chairs for more relaxed dining with friends and family. The Juliette balcony is a real feature and allows outside in !

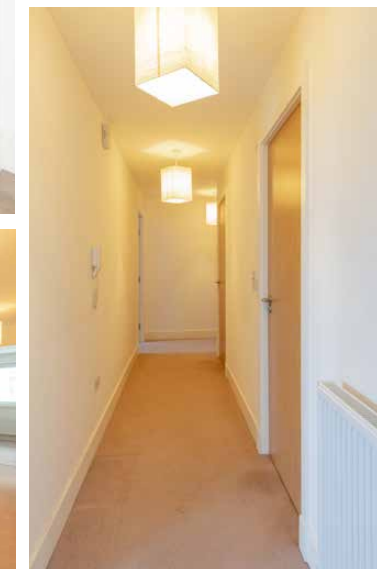
Clear, crisp and contemporary styling continues into the two bedrooms, with bespoke fitted wardrobes to both. The sleek main (4 piece) bathroom exudes luxury, with an elegant white suite, which demonstrates 'Cala Homes' stylish attention to detail.

Storage is a necessity in modern living and the apartment has generous integral storage in both bedrooms as well as two cupboards in the hallway, making the very best of available space.

This property benefits from double glazing and gas central heating throughout, whilst externally, the development offers extensive landscaped communal grounds and allocated residents' parking. Residents can also enjoy peace of mind with a door entry handset and the use of an elevator.



A SPACIOUS AND  
DESIGN-LED TWO  
BEDROOM APARTMENT





# SPECIFICATIONS

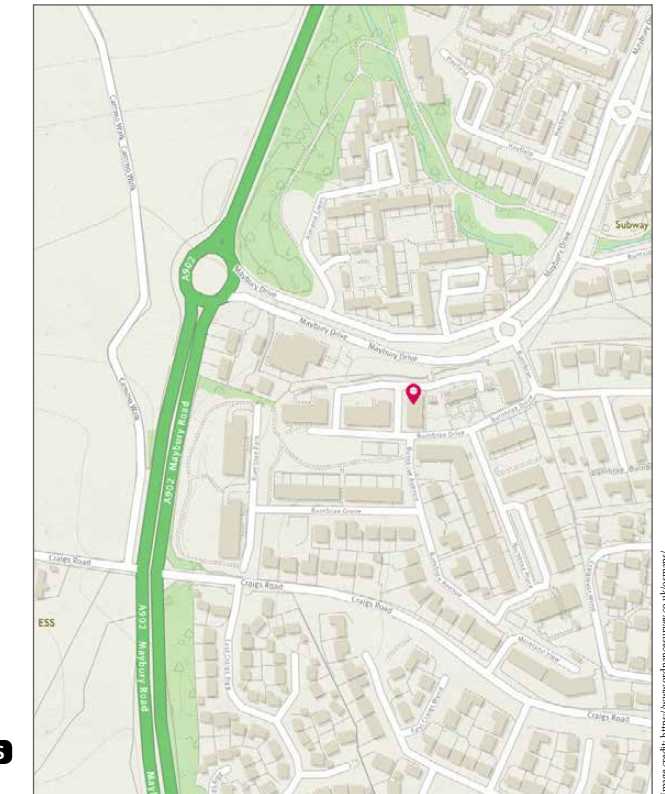
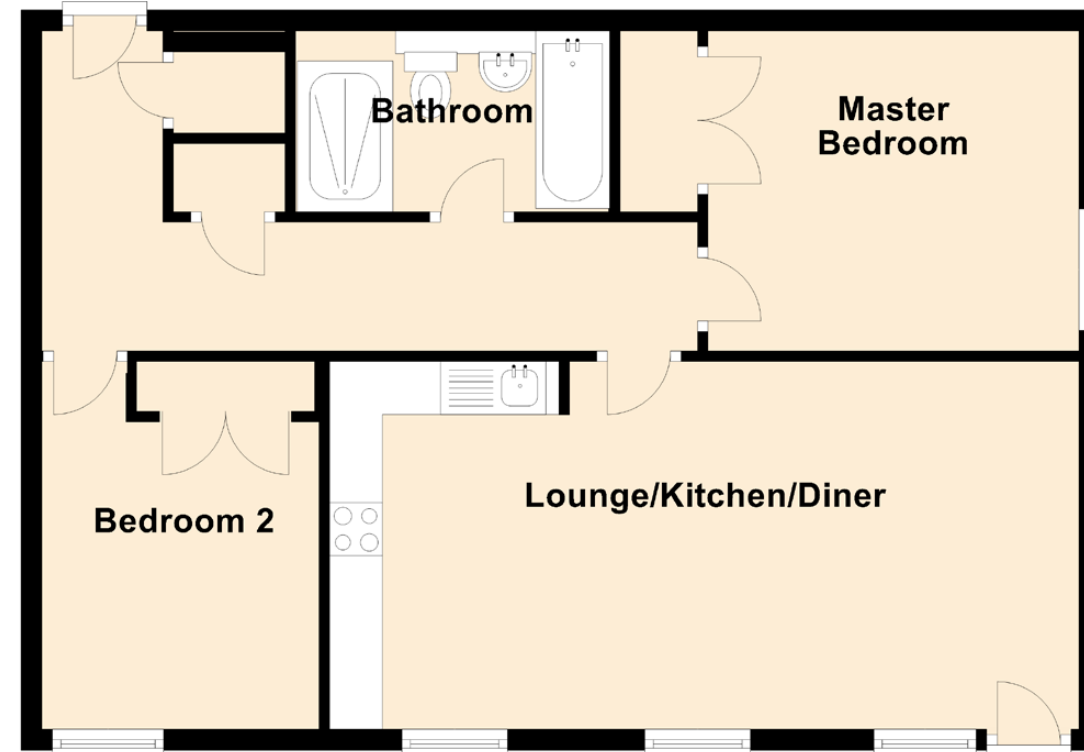
## FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions  
(Taken from the widest point)

Lounge/Kitchen/Diner	7.11m (23'4") x 3.48m (11'5")
Master Bedroom	3.52m (11'7") x 3.03m (9'11")
Bedroom 2	3.48m (11'5") x 2.63m (8'8")
Bathroom	3.30m (10'10") x 1.71m (5'7")

Gross internal floor area (m<sup>2</sup>): 64m<sup>2</sup>

EPC Rating: B





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