

12/2 Burnbrae Drive

EAST CRAIGS, EDINBURGH, EH12 8AS



*MCEWAN FRASER LEGAL IS DELIGHTED TO
PRESENT THIS ONE-BEDROOM GROUND FLOOR
FLAT ON BURNBRAE DRIVE*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this one-bedroom ground-floor flat on Burnbrae Drive, Edinburgh. The property is in walk-in condition and offers a well-balanced layout that will appeal to first-time buyers, downsizers, and buy-to-let investors alike. Positioned on the ground floor, this flat combines practical living space with modern fixtures in a popular residential location.

Inside, the property comprises a fully equipped kitchen/lounge fitted with a four-ring gas hob, double oven, fridge freezer, integrated dishwasher, and served by a gas combi boiler, creating a functional and sociable living space.

The Property







There is a spacious bedroom complete with built-in wardrobes, providing excellent storage.

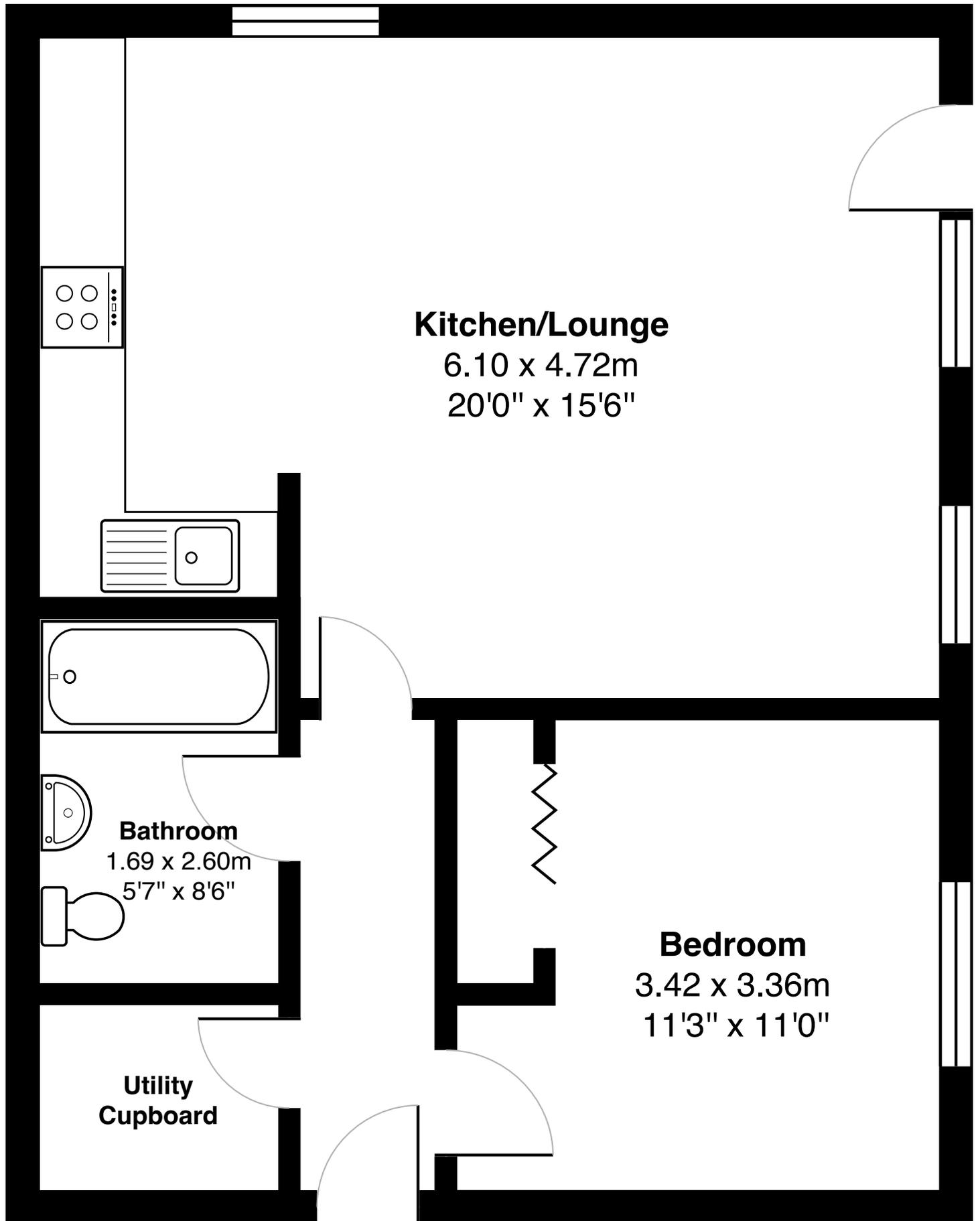




The modern bathroom features a three-piece suite with a shower over the bath. There is a utility cupboard in the hall, ideal for laundry and additional storage.







Gross internal floor area (m²): 54m²

EPC Rating: C

In addition to this, the property benefits from a convenient ground-floor position and excellent internal storage throughout. This is a fantastic opportunity to acquire a well-presented ground-floor flat in a sought-after Edinburgh location, offering low-maintenance living with strong long-term appeal.

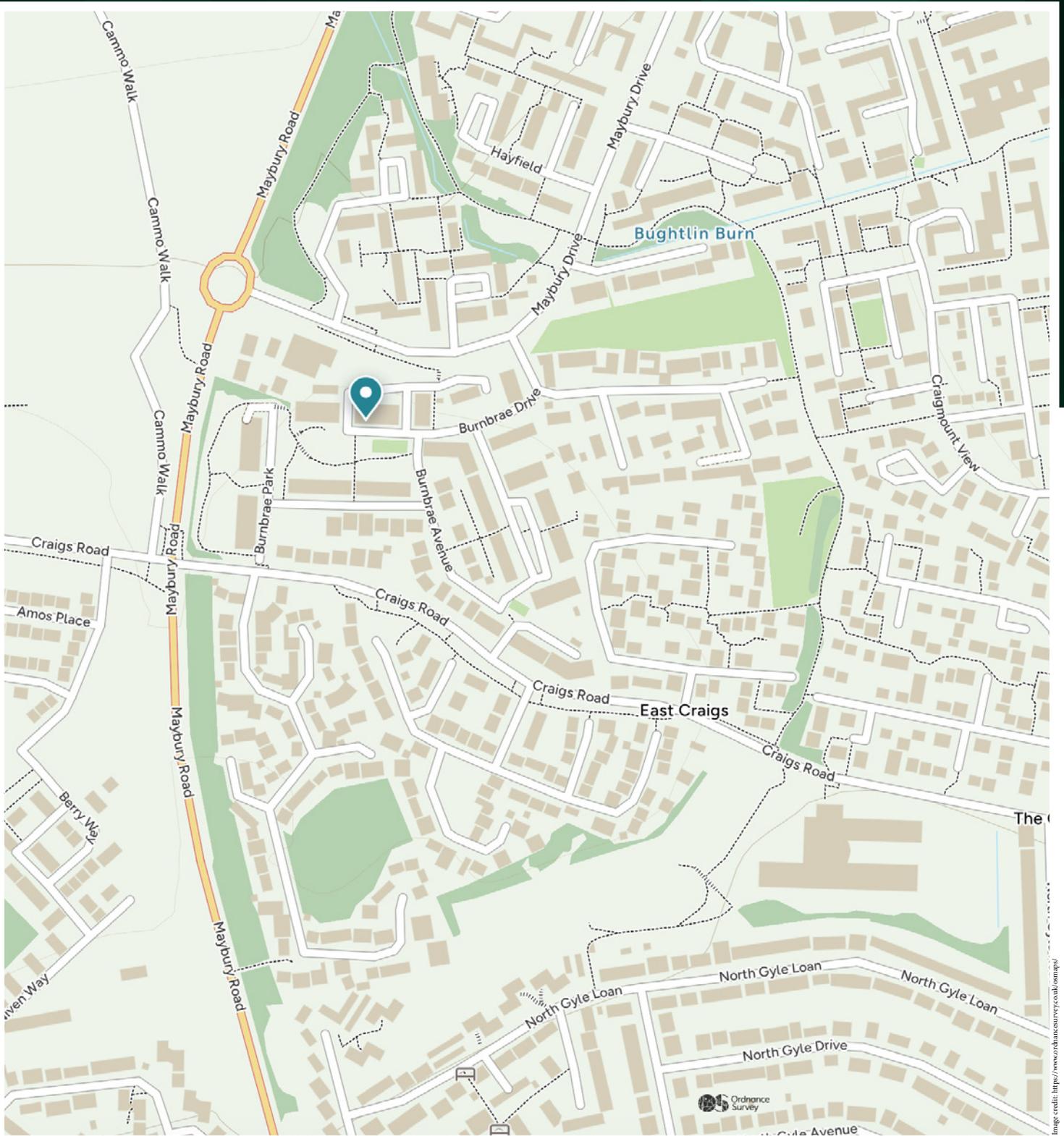




The property is situated in East Craigs, ideally positioned for access to local shopping, transport, educational, and recreational facilities. A Tesco Express and a pharmacy are located nearby for everyday convenience.

An excellent bus service operates just a few minutes from the property, providing connections eastwards into the city centre and beyond, as well as westwards to Edinburgh Airport and the surrounding outskirts. The Edinburgh Tram stop at the Gyle and South Gyle Railway Station are both within easy reach. The Edinburgh city bypass is just a short drive away, offering convenient access to various areas within the city, East Lothian, and the A1. The property is additionally well placed for quick access to the M8 and M9 motorway networks.

For more extensive retail needs, the Gyle Shopping Centre is close at hand, featuring major high street outlets including Marks & Spencer and Morrisons, among others, providing everything required for monthly shopping.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.