



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**10 Burnbrae Avenue**

EDINBURGH, EH12 8AU



Corstorphine is a very popular residential district lying to the north-west of Edinburgh city centre.

The area, which is mainly made up of residential properties, has the advantage of being within walking distance of the Gyle Shopping Centre providing all your daily and monthly requirements.

The city centre itself, which can be easily accessed by an excellent bus service which is virtually on your doorstep, is only a short ride away as can Corstorphine, and here you will find a wide range of recreational facilities, many fine bars and restaurants.

Local schooling can also be found within walking distance of this property.

Views of Edinburgh City Centre

# CORSTORPHINE, EDINBURGH

# 10 BURNBRAE AVENUE

McEwan Fraser Legal are excited to present this excellent, Cala built, four bedroom detached house, well situated within the Corstorphine area of Edinburgh.

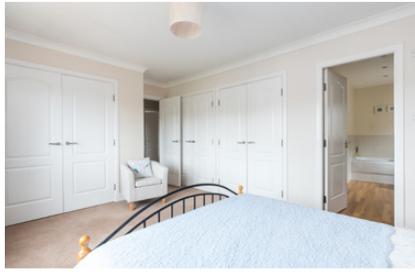
The property comprises of a modern dining kitchen with patio doors that provide access to the well maintained, south facing garden. The kitchen comes with various integrated appliances including a four ring gas hob, oven cooker hood, fridge freezer and dishwasher. There is a utility room off of the kitchen which hosts the washing machine and a tumble dryer. There is also a side door and provides access to the double garage.

The large living room benefits from an electric fire while the dining room to the rear of the property could be used as a fifth bedroom. Finally, the ground floor is completed by a WC.

Upstairs there is a spacious family bathroom, with a separate mains shower and a bath. The two double bedrooms both feature fitted wardrobes. Bedroom three is spacious, with built-in wardrobes and an en-suite shower room. The master bedroom is large and has ample fitted wardrobes and an en-suite bathroom with separate bath and shower.

There is a manually operated double garage and the front driveway provides ample parking space for up to five cars.





**Approximate Dimensions  
(Taken from the widest point)**

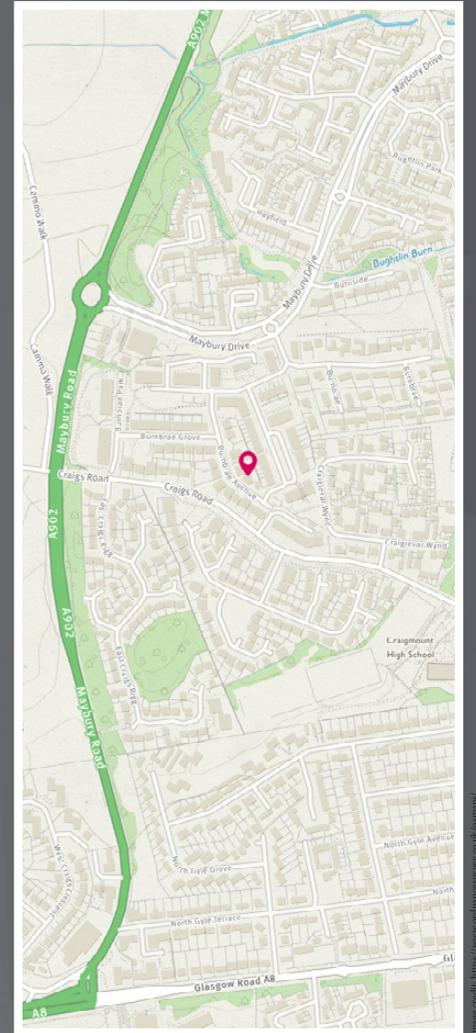
Lounge	5.71m (18'9") x 3.82m (12'6")
Kitchen	6.49m (21'4") x 3.43m (11'3")
Utility	2.90m (9'6") x 1.67m (5'6")
Dining Room	3.43m (11'3") x 3.07m (10'1")
Double Garage	5.53m (18'2") x 5.20m (17'1")
Bedroom 1	5.22m (17'2") x 3.48m (11'5")
En-suite	3.81m (12'6") x 1.76m (5'9")
Bedroom 2	3.84m (12'7") x 3.76m (12'4")
En-suite 2	2.02m (6'8") x 1.86m (6'1")

Bedroom 3	4.10m (13'5") x 2.76m (9'1")
Bedroom 4	3.46m (11'4") x 3.18m (10'5")
WC	1.72m (5'8") x 1.18m (3'10")
Bathroom	2.77m (9'1") x 2.75m (9')

**Gross internal floor area (m<sup>2</sup>) : 198m<sup>2</sup>**

**EPC Rating : B**

**Extras (Included in sale) :** All white goods are included in the sale. Furniture may be available by separate negotiation.





  
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**Part  
 Exchange  
 Available**

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