

# 4C Burnbrae Drive

CORSTORPHINE, EDINBURGH, EH12 8AS



*SPACIOUS TWO-BEDROOM MAIN DOOR FLAT IN THE  
CALA HOMES' GROVEWOOD HILL DEVELOPMENT*



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McEwan Fraser is delighted to present this spacious two-bedroom main door flat to the market. The property occupies the top floor of a traditional stone-built manor house that was retained as the centrepiece of the Cala Homes' Grovewood Hill development. The 1700s building was substantially redeveloped by Cala Homes and now comprises of three apartments which all enjoy their own private entrances. Access to the subject property is through a ground floor door that leads to a private spiral staircase in the turret of the original building. Internally, the property offers excellent proportions and a beautiful balance between period character and contemporary living.

As you approach the building through a landscaped garden, the entrance to the apartment is to the left-hand side of the turret. The front door gives access to a hallway with space for a sideboard or a coat and shoe rack. The wide bright staircase then climbs two floors to an internal door that opens into the apartment itself.

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## The Location



On entering, you find a central hallway with three spacious storage cupboards. The central hallway separates the living accommodation on your left from the bedrooms which are to your right. The accommodation is focused on a superb dual aspect open plan kitchen reception. Neutrally finished with fresh white walls and modern hardwood flooring, there is ample space for a variety of different furniture configurations which will give an incoming purchaser plenty of scope to create their ideal entertaining space. The kitchen hosts a full range of base and wall mounted units that provide ample prep and storage space. The units are also home to a full range of Siemens and other high quality branded integrated appliances.



A photograph of a modern open-plan living and kitchen area. In the foreground, a kitchen island with a dark grey granite countertop and light wood cabinets features a gas cooktop. A tall, silver range hood is mounted above the island. In the background, a dark leather sofa is adorned with colorful cushions, and a floor lamp with a white shade stands nearby. The text "OPEN PLAN LIVING" is overlaid in the center.

# OPEN PLAN LIVING















Moving across the hall, to the front of the property, bedroom one is a good-sized double room with a triple built-in wardrobe and TV point. Set to the rear, bedroom two is another double room with TV and telephone points and ample space for free-standing furniture. Finally, the chic modern bathroom includes partial tiling, chrome accessories and a three-piece white suite with shower over bath.

Finally, the property boasts gas central heating, double glazing, direct ladder access to abundant boarded loft space and private residents parking. It also comes with an outdoor storage shed within the communal area. The surrounding grounds are factored and well maintained throughout the year. This is a unique property and internal viewing is highly recommended to fully appreciate all the property has to offer.







**bedroom 2**

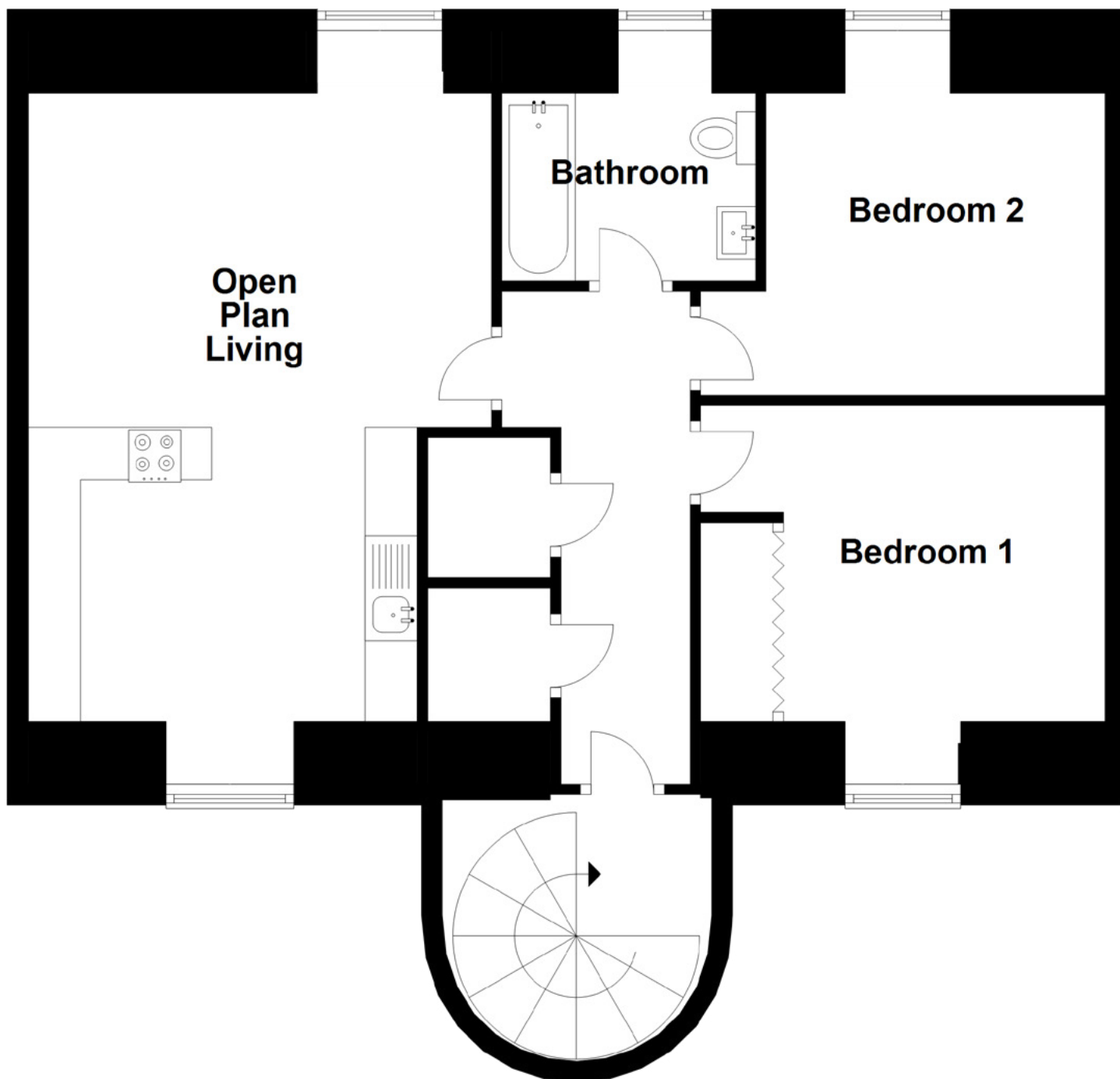




# the bathroom







Approximate Dimensions  
(Taken from the widest point)

Open Plan Living	6.09m (20') x 4.42m (14'6")
Bedroom 1	3.86m (12'8") x 3.78m (12'5")
Bedroom 2	3.86m (12'8") x 3.46m (11'4")
Bathroom	2.42m (7'11") x 2.30m (7'6")

Gross internal floor area (m<sup>2</sup>): 69m<sup>2</sup>

EPC Rating: C





**exterior**







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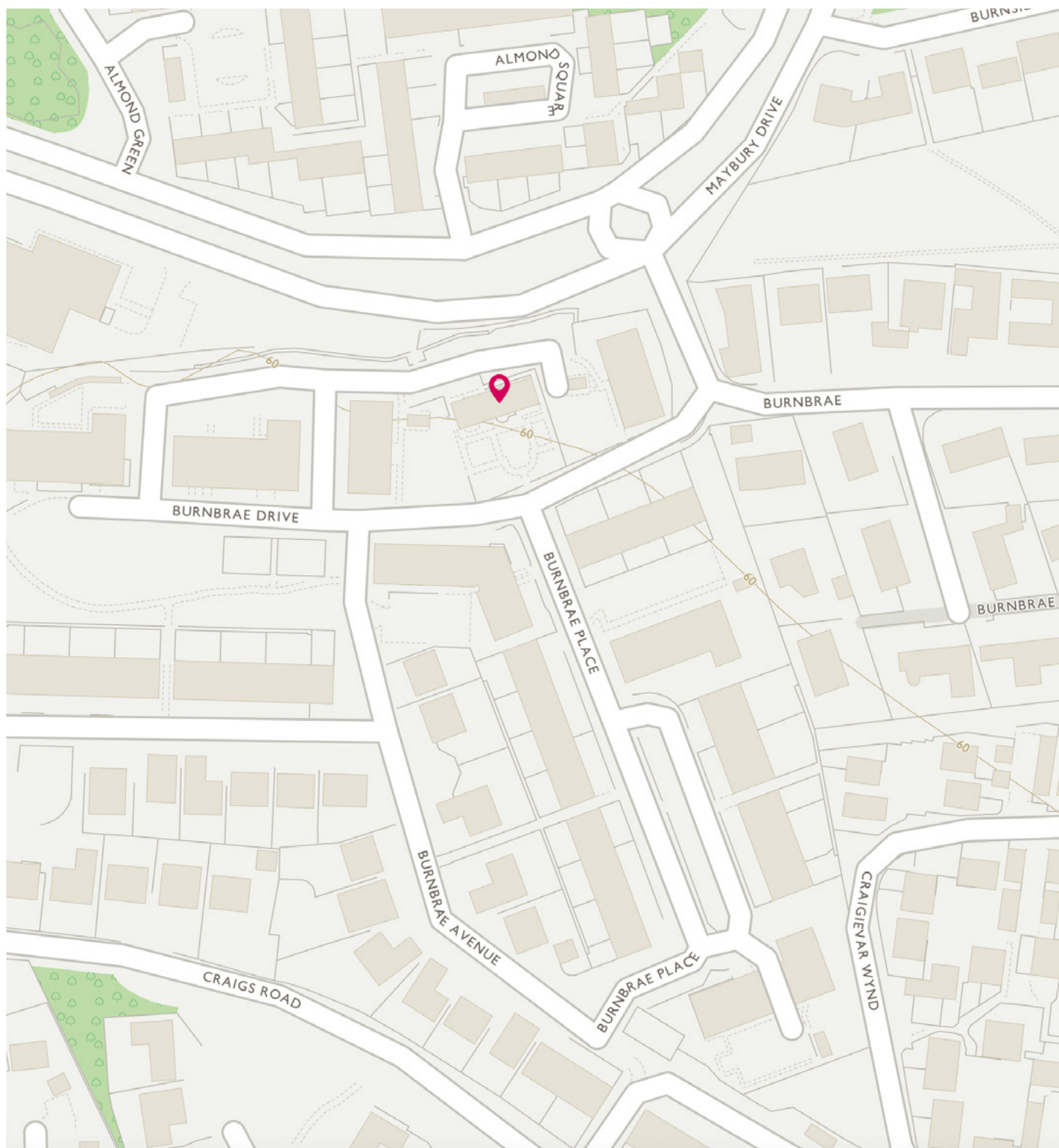
The highly regarded and much sought after area of Corstorphine, situated West of the city centre boasts a first-rate selection of local amenities, restaurants, bars and artisan cafes. There is a 24 hour Tesco nearby whilst the Gyle Shopping Centre and Hermiston Gait Retail Park are moments away.

Cammo Estate Nature Reserve and Corstorphine Hill are on your doorstep offering sprawling green spaces and picturesque views. Following the nearby River Almond, takes you to the historic conservation area of Cramond by the Firth of Forth for walks along the foreshore promenade. David Lloyds and Drumbrae Lesiure Centre, both with swimming pools and gym and fantastic range of local golf courses are also close by.

Corstorphine benefits from quick and regular bus services throughout the city, whilst the proximity of the Edinburgh Gateway, City Bypass, M8 and Queensferry Crossing gives the area an enviable location for commuters. The local area provides first-rate education at both primary and secondary level, whilst many private schools are within easy reach.

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# McEwan Fraser Legal

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