



CLANCYS

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81 Fauldburn,

Edinburgh, EH12 8YQ



Description

An excellent opportunity has arisen to acquire this lovely 1-bedroom end terraced villa, located within a quiet location and forms part of a well-established residential development in the popular area of East Craigs. The property would now benefit from general upgrading and offer great potential for a starter home or perhaps someone who is downsizing. The accommodation comprises hall, living room, dining kitchen, upper landing, double bedroom and bathroom. The property further benefits from gas central heating, double glazing, good storage facilities and fully enclosed private garden. There is a private allocated parking space and ample on street parking available also. This property will appeal to a variety of buyers and viewing is highly recommended.

Location

East Craigs lies to the north west of Edinburgh's City Centre and enjoys the convenience of local shops and services with a wider range available at the Gyle Shopping Centre and Hermiston Gait both just a short drive away. Edinburgh Business Park and the RBS Headquarters at Gogarburn are both within easy reach and a regular public transport service operates into the City and surrounding areas. The property is also ideally located for swift access to the City By-pass linking the main Scottish motorway network and Edinburgh Airport. The A90 is within easy reach providing access to the Queensferry Crossing and Fife beyond. Recreational facilities can be found in the neighbouring districts of Drum Brae and Corstorphine including the Drum Brae and David Lloyd Leisure Centres and Edinburgh Zoo, together with reputable golf courses. Lovely walks can also be enjoyed at Cammo Estate and Cramond Foreshore.

Extras

All fitted floor coverings.

Features

- Hall
- Living room
- Dining kitchen
- 1 Bedroom
- 1 Bathroom
- Gas central heating
- Double glazing
- Private garden
- Private allocated parking space
- On-street parking
- EPC rating - C
- Council Tax Band – B
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025