



CLANCYS

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2-6 Burnbrae Drive

Edinburgh, EH12 8AS



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2



1



EPC

B



FREEHOLD

Description

A bright, spacious and airy first floor apartment in modern development located in a popular residential area with excellent road links to Edinburgh Airport, the central belt motorway network and the Queensferry Crossing to the North. The property offers immaculate accommodation throughout comprising of a welcoming entrance hallway with storage cupboards and secure entry phone; open plan living room/dining/kitchen, two double bedrooms and bathroom with WC, wash hand basin, bath and separate shower cubicle. The property also benefits from gas central heating, double glazing, allocated parking space and well-tended communal garden grounds. Viewing is highly recommended to fully appreciate the size, standard and quality of accommodation on offer.

Factoring

The development is managed by Hacking & Paterson, Verdant – North Reception, 2 Redheughs Rigg, South Gyle, Edinburgh EH12 9DQ and a fee of approximately £100 is payable monthly.

Location

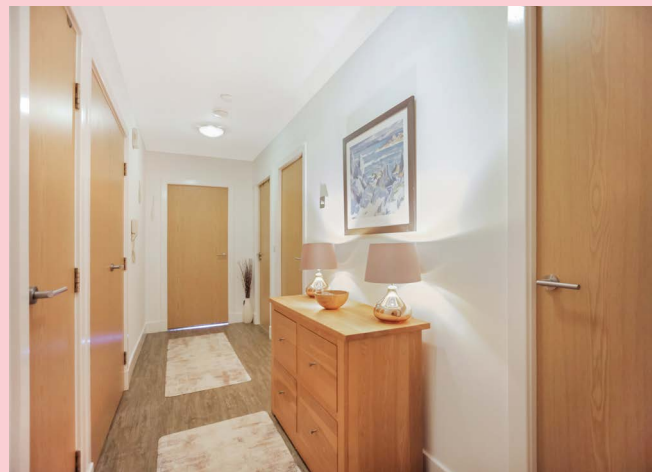
East Craigs and Corstorphine are popular residential areas to the North of Edinburgh's City Centre which offer excellent road links to the central belt motorway network, Edinburgh City By-pass and Queensferry Crossing. The property is also well placed for access to Edinburgh Airport and Gogar Business Park. The Gyle Shopping Centre is a short car journey from the property and offers a host of retail outlets including a Morrisons Supermarket and Marks & Spencer Food Hall. Drumbrae Leisure Centre and David Lloyd Leisure Club are within easy reach for a variety of leisure activities.

Extras

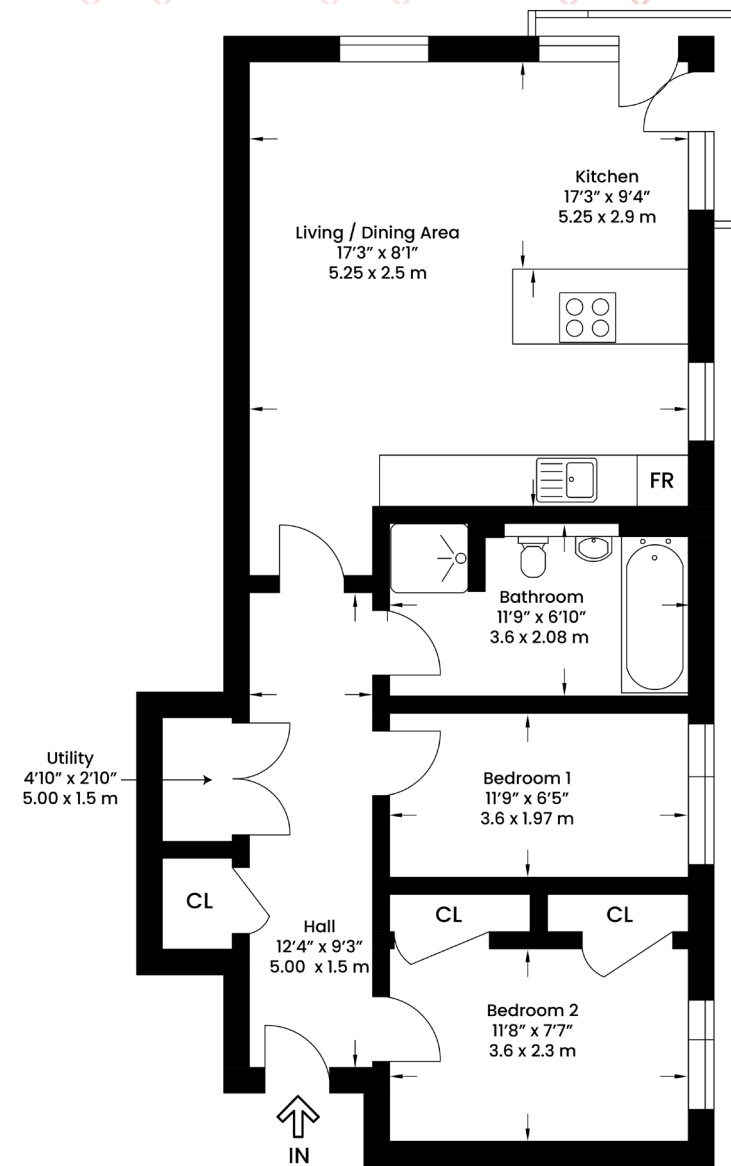
All fitted floor coverings and integrated kitchen appliances.

Features

- Entrance hallway
- Open plan living room/dining/kitchen
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Communal garden grounds
- Allocated parking space
- EPC rating - B
- Council Tax Band – E
- 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



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