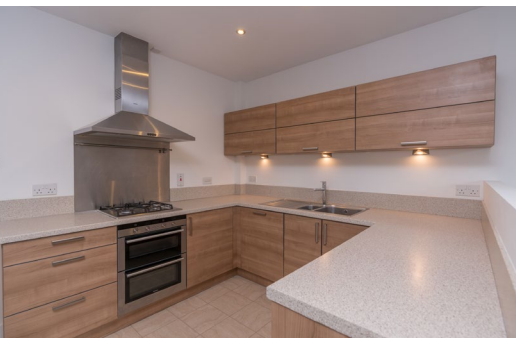




15/2 Burnbrae Drive

Edinburgh, EH12 8AS



Immaculately presented ground floor 1 bedroom apartment located within a prestigious development to the West of Edinburgh.

Description

Immaculately presented ground floor 1 bedroom apartment located within the prestigious CALA Grovewood Hill development off Maybury Drive. The accommodation has had a single owner since being acquired as a new build from Cala and has been very well looked after.

The property comprises: open plan living room/dining room, kitchen with integrated Siemens appliances including; double oven, gas hob, extractor hood, fridge/freezer and dishwasher, double bedroom with built-in wardrobes, bathroom with shower and fitted vanity, utility room with plumbed in washer dryer and good storage.

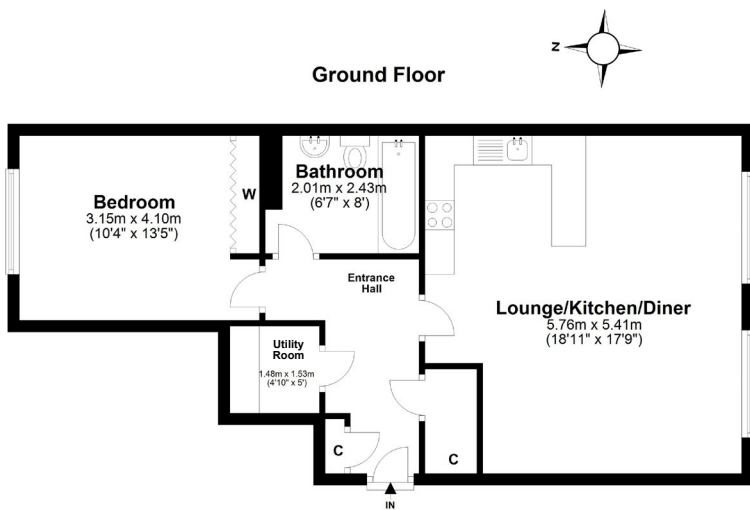
Amtico flooring is installed in the kitchen, utility and bathroom areas and also includes brand new high-quality carpets; bathroom has brand new flooring and wall tiles. Surrounding the development there are well maintained landscaped gardens and to the rear there is an allocated parking space and visitors' parking along with an external store facing the front of the building.

Location

The apartment is located in the highly regarded Corstorphine area of Edinburgh, which lies to the West of the City Centre. Superb shopping can be found nearby at the Gyle Complex and Hermiston Gait, a short drive from the apartment.

David Lloyd Leisure club is also a short distance away and schooling is well represented from nursery to senior level. Edinburgh Business Park and Royal Bank of Scotland Headquarters at Gogar are close by.

An efficient public transport network operates to most parts of the city and surrounding areas while the City Bypass and main motorway networks are also within easy reach. South Gyle and Haymarket railway stations are both easily accessible along with Edinburgh Gateway Tram Station. There are convenient bus stops that provide direct access to the city centre and are accessible within a few minutes' walk from the property. Edinburgh Airport is just a short drive away.



Total area: approx. 57.8 sq. metres (621.9 sq. feet)
15/2 Burnbrae Drive, Edinburgh



Garden

Landscaped communal garden.

Parking

Allocated parking space and visitors parking.

Fixtures and Fittings

The brand-new fitted carpets, blinds, curtains, curtain poles, lamp shades, utility room washer/dryer and integrated kitchen appliances are all included in the sale.

Services

Gas central heating, double glazing, security alarm.

Management

The development is maintained by Hacking and Patterson at an approximate monthly cost of £100

EPC Rating Band C

Total Floor Area

686.9 sqft / 63.8 sqm

Home Report

The condition of the property is available in the Home Report available to download from our website:

www.omega.co.uk/blog/15-2-burnbrae-drive

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.



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