



11 BURNBRAE GROVE

EAST CRAIGS, EDINBURGH, EH12 8BF

TRULY OUTSTANDING DETACHED FAMILY HOME IN THIS HIGHLY
DESIRABLE RESIDENTIAL AREA


McEwan Fraser Legal
Solicitors & Estate Agents



East Craigs

This property is situated in the Corstorphine district of Edinburgh, ideally placed for local shopping, transport, educational and recreational facilities.

Local shopping can be found close by at the Gyle Shopping Centre with its major High Street outlets namely Marks & Spencers and Morrisons to name but a few and here you will find everything for all your monthly requirements.

There is an excellent bus services a few minutes from the property which will take you east into

the city centre and beyond or heading west to Edinburgh Airport and the outskirts, there is also South Gyle train station which is within easy walking distance of the property. The Edinburgh city bypass is within minutes' drive from the property and provides access to a number of areas within the city and to East Lothian and the A1. The property is also ideally placed for easy access to the M8 and M9 motorway networks.

Local state and private schools are also a short distance from the property as are a wide range of recreational facilities.





11 Burnbrae Grove

We are delighted to present to the market this highly impressive detached Cala house. The property offers great flexibility to entertain as well as being a functional place to live, and will be enjoyed by all family and friends, offering generous accommodation throughout.

The property has been designed to maximise the natural available light to create a modern ambience and has been decorated throughout to balance warmth with a contemporary neutral theme. Room dimensions are very generous and the accommodation has been arranged to offer both flexibility and individuality. The current owners of the property have extended to the rear creating a fabulous open plan kitchen/dining, lounge area. No expense has been spared and the property benefits from quality fixtures and fittings and underfloor heating in the extension.

On entering this property through the entrance hallway, it is immediately apparent that the current owners have meticulously looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs and will comfortably provide for a larger family.

The property is finished to a high standard throughout and, although of modern design, this substantial home offers spacious apartments similar to those found in traditional builds. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Once inside, discerning purchasers will be greeted with a first class specification.

Arguably the heart of the house is the marvelous open plan kitchen/diner/lounge which is the epitome of contemporary living. The sliding doors in the lounge fully open to the patio giving the inside/outside experience, the patio area is ideal for entertaining. The superb kitchen is a mixture of contemporary white units and stunning quartz work tops. It is fitted with a good range of floor and wall mounted units providing lots of worktop space, integrated dishwasher, fridge, freezer, double oven, induction cooker, which is sure to appeal to any aspiring chef! Off the kitchen is a separate utility, followed by the double garage with electric doors. For more formal entertaining there is an immaculate dining room at the front of the property, as well as a large sitting room with a feature gas fire. The down stairs

accommodation is completed by a crisp W/C.

The feature staircase leads one to the upper level of the accommodation, where you will find five generous sized bedrooms all with a range of furniture configurations. The ample space is accentuated by built-in fitted wardrobes, which provide excellent storage space. Both the master and bedroom two benefit from beautiful en-suites. The stunning master bedroom makes an excellent place to relax and unwind. There is a dressing area, double fitted wardrobes, space for furniture and units and large en-suite bathroom with separate shower. A four piece, trendy family bathroom completes the impressive accommodation internally.

Externally, the property can be accessed via the drive leading up to the garage. There are, also, well-maintained private gardens. The rear garden is a place where you and your family can thrive, with thoughtful landscaping and design; which provides the ideal, safe and secure environment for children. Long summer nights will undoubtedly be spent on the patio, whilst enjoying the sunshine!



The Kitchen

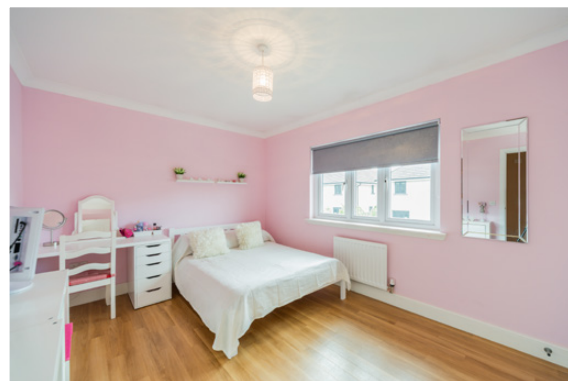


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The Lounge





Bedrooms & Bathrooms

Specifications



Approximate Dimensions
(Taken from the widest point)

Lounge	5.92m (19'5") x 4.30m (14'1")
Kitchen/Dining Area	7.51m (24'8") x 3.30m (10'10")
Sun Room	4.93m (16'2") x 3.93m (12'11")
Dining Room	3.88m (12'9") x 3.70m (12'2")
Utility Room	3.75m (12'4") x 1.71m (5'7")
Bedroom 1	5.32m (17'5") x 3.67m (12')
En-suite	3.96m (13') x 2.12m (6'11")
Bedroom 2	3.70m (12'2") x 3.08m (10'1")
En-suite 2	2.62m (8'7") x 1.30m (4'3")
Bedroom 3	4.16m (13'8") x 3.02m (9'11")
Bedroom 4	3.09m (10'2") x 3.02m (9'11")
Bedroom 5	3.82m (12'6") x 3.02m (9'11")
Bathroom	3.13m (10'3") x 2.96m (9'9")
WC	1.61m (5'3") x 1.38m (4'6")

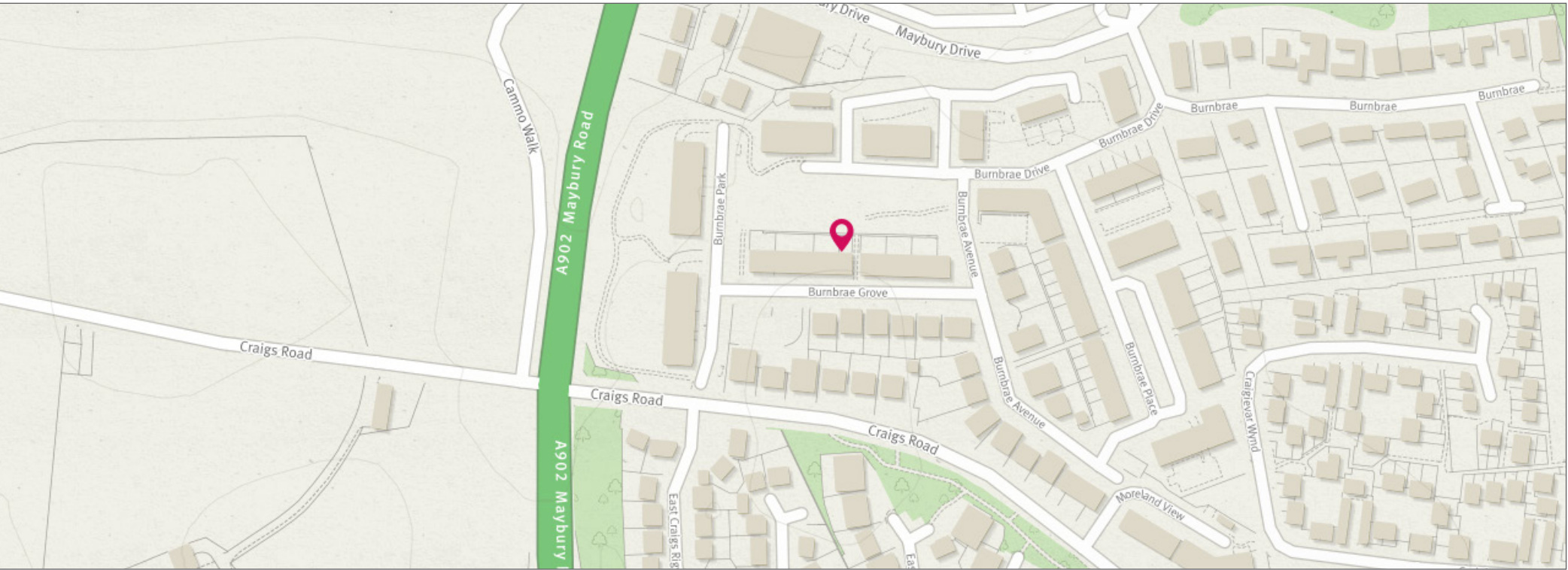
Gross internal floor area (m²) - 223

EPC Rating - B

Extras
(Included in the sale)

All fitted carpets and floor coverings, integrated appliances, cooker, fridge, freezer, curtains, blinds and all light fittings.

Some of the storage units in the garage and the corner sofa.





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**Part
Exchange
Available**



Text and description
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