



**11 BURNBRAE DRIVE
EDINBURGH**

A rare opportunity to acquire a stunning and contemporary five bedroom end terraced townhouse situated over three floors forming part of a CALA Homes development. The accommodation comprises:

Ground floor: Reception hall with storage. W.C. Family room. Kitchen. Utility room.

First floor: Sitting room. Double Bedroom 4. Bedroom 5/study. Luxury Bathroom.

Second floor: Master bedroom with luxury en-suite and south west facing balcony. Double Bedroom 2. Double Bedroom 3.

Central heating system. Double glazing. Ample storage. Quality fixtures and fittings. Front and rear private gardens. Driveway. Integral garage.

Fixed Price £395,000





GENERAL DESCRIPTION

Number 11 Burnbrae Drive is an end terraced townhouse within the CALA development known as Grovewood Hill. The property is located within close proximity of Corstorphine, and has excellent transport links to the M8, M9 and to the City Centre. The well designed and spacious layout situated over three floors comprises at ground level an entrance hall, a spacious family room, kitchen (with door leading to the garden), utility room and W.C. The first floor comprises a front facing sitting room, the fourth and fifth bedrooms and the luxury bathroom and the second floor comprises the exceptional master bedroom which has a luxury en-suite and a large walk in wardrobe with a south west facing balcony off and two further double bedrooms. The property is of such quality that only by way of internal inspection can you fully appreciate the size and the presentation of the accommodation. Immediate viewings are strongly recommended.

SITUATION

The property is situated in Corstorphine about 4 miles west of the City Centre. The property is therefore ideally placed for excellent local schooling and shopping facilities and is also a short distance from Corstorphine High Street and from the Gyle Shopping Centre. There is easy access to the central Scotland motorway system to the west, the City By-pass and Edinburgh Airport. Regular bus services run close by to many areas of the City.

DIRECTIONS

At the Maybury Casino head towards Barnton, turn right at roundabout into Maybury Drive, turning first right into Burnbrae and right again into Burnbrae Drive.





ACCOMMODATION

(All Sizes Approximate)

GROUND FLOOR

HALLWAY

A welcoming reception hall. Storage cupboard. Oak laminate flooring.

W.C.

Suite in white comprising a wash hand basin W.C. Extractor fan. Tiled flooring.

FAMILY ROOM

16'5" x 13'2" (5.2m x 4.03m)

Spacious family room situated to the rear. Laminate flooring. This room leads into

KITCHEN

11'7" x 8'6" (3.54m x 2.61m)

A stylish contemporary kitchen fitted with an extensive range of fitted floor and wall units. The work surfaces incorporate a breakfast bar and a stainless steel sink with mixer tap. Ceiling halogen lights and under unit lighting. Integrated Siemens dishwasher, refrigerator/freezer, double oven, hob and cooker hood are included in the sale. Amtico flooring. Access to rear private garden and the utility room.



**UTILITY ROOM**

Spacious utility room. Stainless steel sink and draining board. Siemens automatic washing machine/tumble dryer. Amtico flooring. Storage. Door leading to integral garage.

GARAGE

Integral garage

FIRST FLOOR

Staircase leading to the first floor landing. Storage cupboards.

SITTING ROOM

15' x 14'1" (4.58m x 4.30m)

Bright and spacious room situated to the front. Full height window. Fitted carpet.

BEDROOM 4

13'9" x 11'10" (4.20m x 3.61m)

A spacious double bedroom situated to the rear of the property. French doors opening onto ornamental balcony. Large double built-in wardrobes. Fitted carpet.

BEDROOM 5/STUDY

14'1" x 6'7" (4.30m x 2.01m)

Currently being utilised as a study (could easily revert back to a bedroom) this room is situated to the front of the property. Fitted carpet.

FAMILY BATHROOM

13'3" x 7'3" (4.04m x 2.21m)

A spacious and contemporary bathroom with quality finishes comprising WC, wash hand basin, bath and large glazed shower enclosure with power shower. Porcelonosa tiles to splash back areas. Storage cupboard. Halogen lighting. Heated towel rail. Shaver point. Opaque window. Amtico flooring.

SECOND FLOOR**MASTER BEDROOM**

16'04" x 9'04" (4.99m x 2.86m)

An exceptional master bedroom with a luxury ensuite. Glazed door giving access to a south west facing decked balcony. Large walk in wardrobe. Fitted carpet. Door leading to



EN-SUITE SHOWER ROOM

9'4" x 4'6" (2.85m x 1.37m)

Opaque window to front. Matching three piece suite comprising WC, wash hand basin and large glazed shower enclosure with power shower. Storage cupboard with illuminated integral mirror lit by halogen lighting. Shaver point. Amtico flooring. Ladder style radiator. Halogen lighting. Extractor fan.

BEDROOM 2

13'7" x 12'3" (4.14m x 3.75m)

A spacious double bedroom situated to the rear of the property. Large built-in wardrobe. Fitted carpet.

BEDROOM 3

11'07" x 9'01" (3.54m x 2.77m)

A further double bedroom currently being used as a studio. French doors give access to an ornamental balcony. Built-in double wardrobe. Fitted carpet.

PRIVATE GARDENS & DRIVEWAY

Front and rear private enclosed gardens. Mono-bloc drive leading to single integral garage. Enclosed bin store to front of property.

ENTRY

By Arrangement

VIEWING

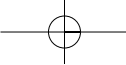
By appointment telephone Russel + Aitken on 0131 20 20 600.

PRICE

Fixed Price £395,000

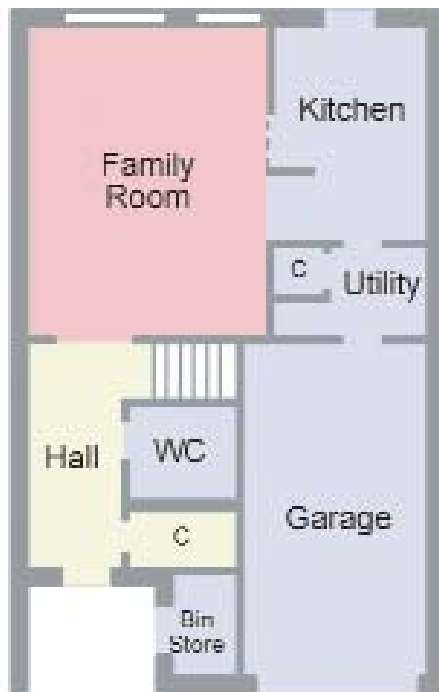
NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.



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Ground Floor Plan



First Floor Plan



Second Floor Plan

Schematic Diagram only - Not to scale

