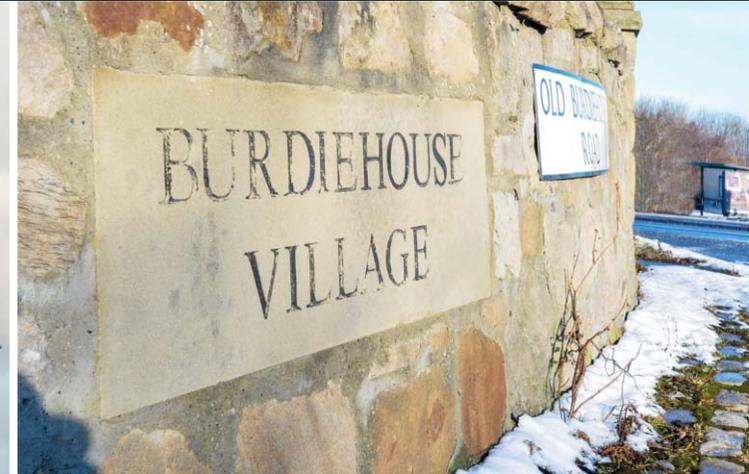


ALLINGHAM & CO

traditional values | modern practice

Telephone: 0131 447 9341

Email: property@allingham.co.uk



49 Old Burdiehouse Road, Edinburgh EH17 8BJ

2 BEDROOM | 2 BATH | EPC B

espc

LOCATION

Old Burdiehouse is a well-established quiet residential district lying to the south of Liberton with very easy access to the city bypass, airport and motorway network.

Within the local area there is a good choice of shopping facilities available. There are supermarkets and 'high street stores' at both Straiton and Cameron Toll along with banks and restaurants.

The city centre is easily accessed by both car and an excellent bus service.

Local leisure and recreational facilities include Gracemount Sports Centre, walking in the Braid Hills, golf courses and a dry ski slope at Hillend.

ACCOMMODATION

- Entrance hallway
- Lounge/diningroom with open plan kitchen
- Master bedroom with en suite shower room
- Second double bedroom
- Bathroom
- Full gas fired central heating
- Double glazing
- Landscaped grounds

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





DESCRIPTION

A delightful and well presented ground floor flat. The lounge/diningroom has outlooks to the side and rear of the property. Both bedrooms are decorated to a high standard with double mirror fronted wardrobes with hanging rail and shelf. The en-suite shower room has a Mira Sport electric shower in a fully tiled shower cubicle.

The open plan kitchen has 1½ stainless steel sinks with mixer taps and drainer. The electric oven, gas hob, fridge and freezer and Neff integrated dishwasher and automatic washing machine/dryer are included. The three piece white family bathroom suite is housed in an extensively tiled surround with fully tiled flooring.

The property has been freshly decorated and comes with fitted carpets throughout.



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LOCAL PROPERTY CENTRES

MARCHMONT:

134 Marchmont Road, Edinburgh EH9 1AQ
TEL: 0131 447 9341

COLINTON:

9 - 15 Bridge Road, Edinburgh EH13 0LH
TEL: 0131 447 9341

BUCKSTONE:

4A Buckstone Terrace, Edinburgh EH10 6PZ
TEL: 0131 447 9341

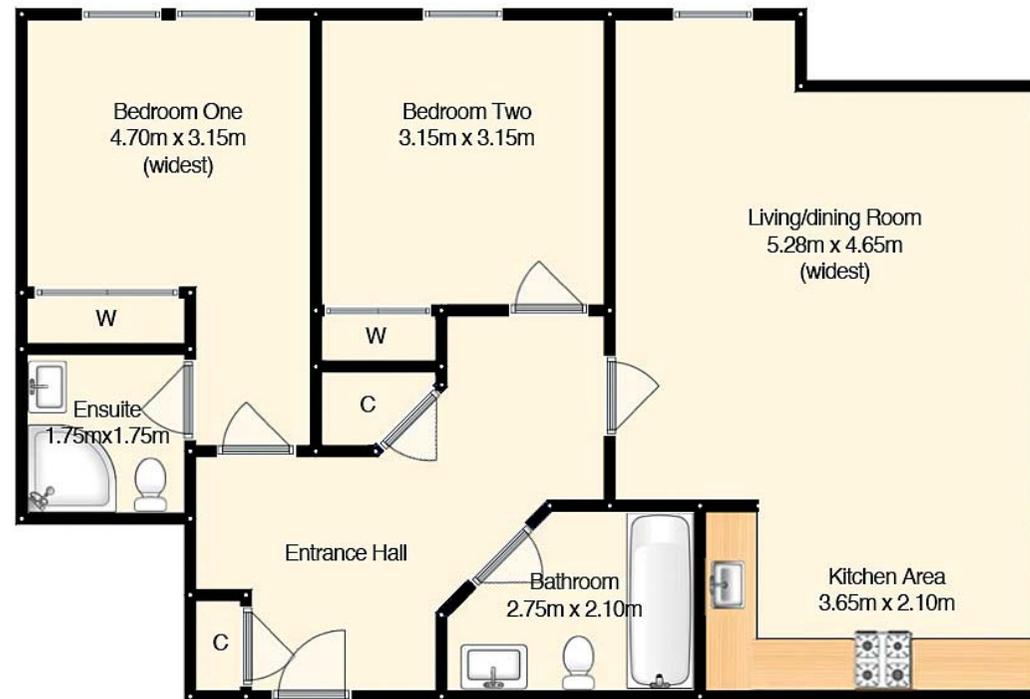
Fax Property – 0131 452 9383

Email Property – property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
75.2m²

