



6 Lochiel Crossway,
Edinburgh EH17 8WG



A stylish and beautifully presented mid terraced villa quietly situated in a popular and convenient residential area close to excellent amenities

 3 Bed  1 Bath  1 Reception

6 Lochiel Crossway is a contemporary mid terraced villa enviably situated minutes from all the area has to offer. Light, practical and stylish, this excellent family home has been upgraded from the original build package and comes complete with an attractive landscaped rear garden. The spacious sitting room has a large window flooding the room with light and offering a pleasant open outlook. The modern kitchen/dining room offers plenty of space for family and friends and leads out to the additional living space offered by the sun deck and lawn. Off the kitchen there is a useful utility room and an extensively tiled WC. Upstairs, there are three comfortable bedrooms and a superb family bathroom with shower. Additional benefits include gas central heating and double glazing. There is plentiful residents' and visitor parking to the front of the property. The property is factored by Ross & Liddell and the cost is approximately £260 per annum which covers maintenance of the communal areas.

Fixed Price £290,000

Features

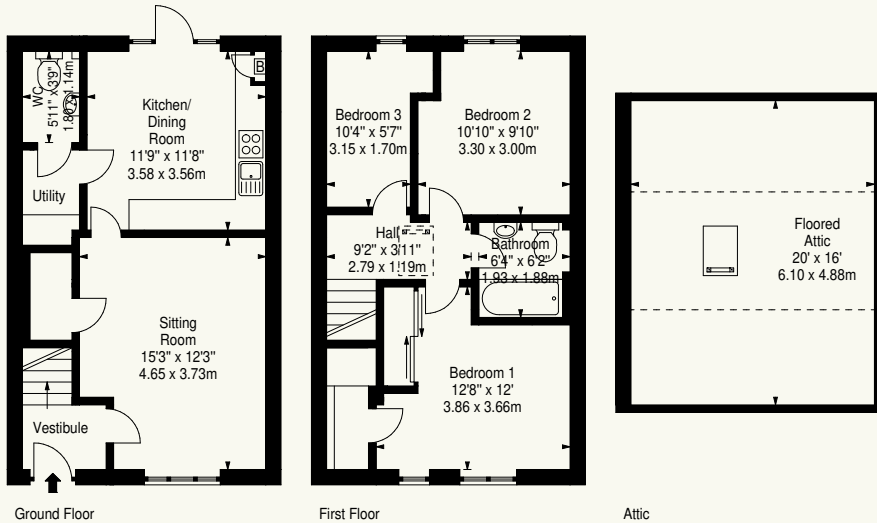
- Entrance hall
- Large sitting room
- Spacious contemporary kitchen/dining room with access to the rear garden
- Utility room
- WC
- Three generous bedrooms
- Superb family bathroom with shower
- Excellent storage
- Gas central heating
- Double glazing
- Solar panels
- Attractive enclosed rear garden
- Unrestricted parking
- EPC Rating B

Lochiel Crossway,
Edinburgh,
Midlothian, EH17 8WG



SquareFoot

Approx. Gross Internal Area
893 Sq Ft - 82.96 Sq M
Floored Attic
Approx. Gross Internal Area
320 Sq Ft - 29.73 Sq M
For identification only. Not to scale.
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Burdiehouse lies on the southern outskirts of Edinburgh, approximately four miles from the very centre of the city and less than five minutes from the city by-pass. It is an increasingly popular and attractive place to live, offering commuters ready access into the city centre and all the benefits of good local schools, excellent shopping facilities and rolling countryside. The Straiton Retail Outlet plays host to the majority of High Street names, in addition to a large branch of Sainsbury, a Lidl, a 24 hour Asda, Costco and Ikea. These shops are all within a few minutes, as

are a number of popular eateries. Leisure facilities also include a number of local fitness centres, golf courses, a network of off-road cycle paths, delightful leafy walks through the Braidburn Valley Park or the Straiton Pond Local Nature Reserve, as well as the wonderful open spaces of the Pentland Hills Regional Park, to name but a few. Furthermore, proximity to the city by-pass facilitates access to the A1, Edinburgh International Airport, the Queensferry Crossing and the central motorway network

FOR VIEWING:

By appointment only

Contact Lindsay's on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

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