

7 Martin Street, Burdiehouse, Edinburgh, EH17 8GB



Description

Most impressive 4 bed detached home benefitting from carefully considered interior specification, with deluxe fixtures and fittings and crisp neutral coloured walls. Commanding an enviable setting within a sought-after development, this perfectly-proportioned home is a natural choice for a professional couple or family, and offers comfortable and well proportioned living space which comes with the added attraction of a beautifully enclosed rear garden.

- Hallway
- Living room
- Well appointed kitchen/dining with Amtico flooring and patio door to rear garden
- Useful utility room with adjoining WC
- Generous master bedroom with fitted wardrobe and en-suite shower room
- Three further bedrooms
- Principal bathroom consisting of white suite with over bath shower
- Gas central heating and double glazing
- Garage and driveway

Factor

The development is managed by Ross & Liddell for £ 130 per annum, billed twice yearly. This covers any repairs/maintenance of communal areas.

Extras

The blinds, oven, hob, dishwasher and fridge/freezer are included.

EPC Rating: C

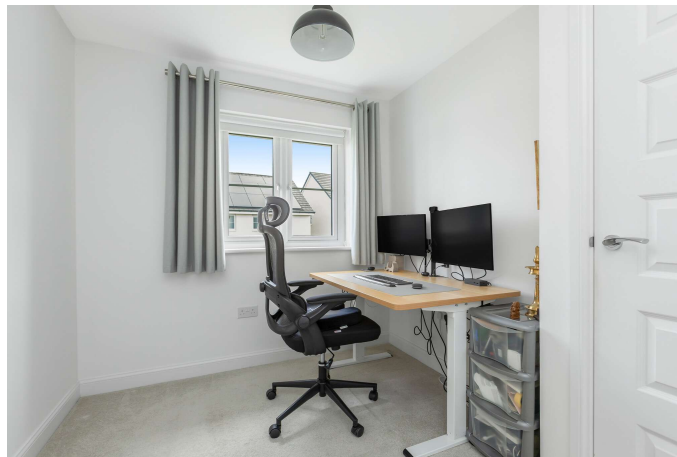


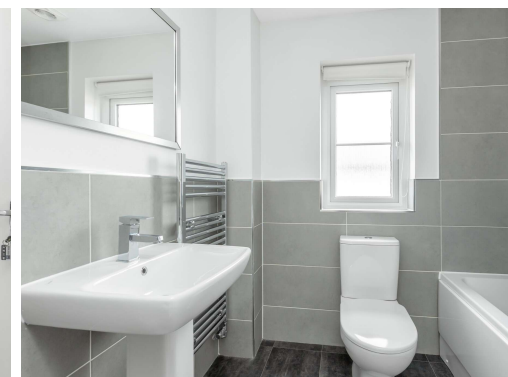
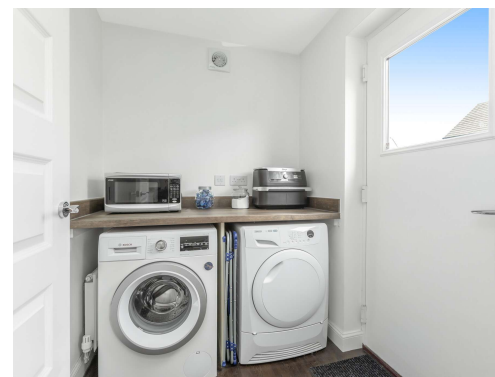
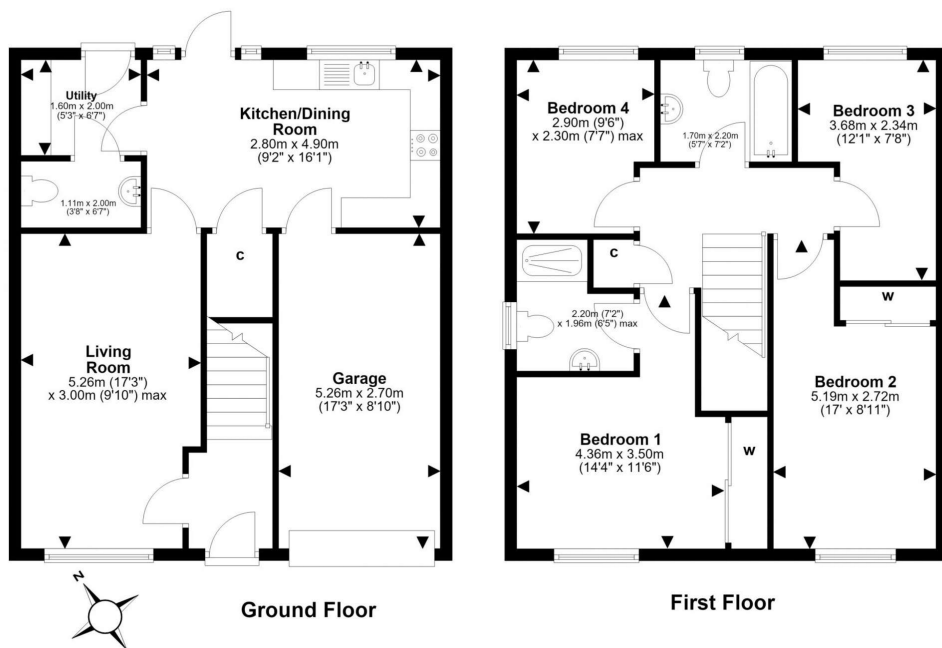
Location

Lying approximately 4 miles to the south of Edinburgh City Centre, the property is conveniently placed for access to excellent local shops with Straiton Retail Park close at hand providing a M&S food hall & Sainsbury's supermarket. Cameron Toll Shopping Centre and Fort Kinnaid are also closeby providing further shops and services. The area is extremely well serviced by public transport services linking the City Centre and surrounding areas including the Royal Infirmary of Edinburgh and the Bush Estate. For the commuter, the Edinburgh City Bypass is easily accessible linking to the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport. The development also gives access to numerous walks from your doorstep, including the Braid Hills and Pentland Hills for those who enjoy the outdoors. Mortonhall Garden Centre and Farm shop are a short walk away, as is the Stable Bar & Restaurant. Gracemount Leisure Centre, the Royal Commonwealth Swimming Pool, Hillend Ski Centre and David Lloyd gym at Shawfair are all within easy reach.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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