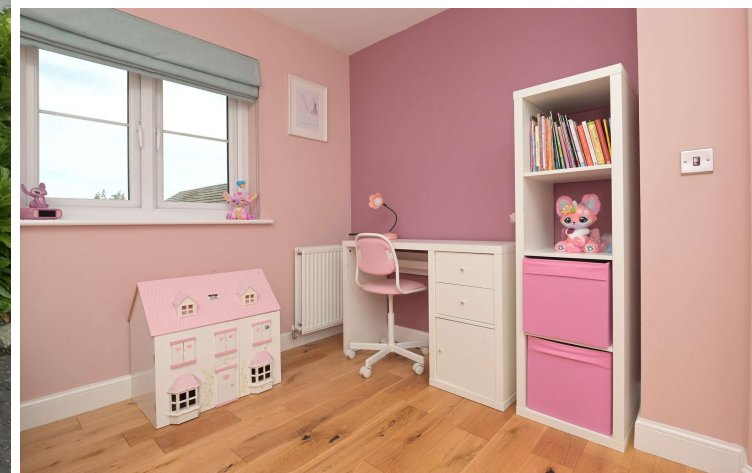




Location

This 4 bed, detached family home is situated in the well-established neighbourhood of Burdiehouse, approximately 4 miles south of Edinburgh City Centre.

Local amenities are in abundance - Straiton retail park is only a short drive away with a range of retail outlets including an M & S food hall, Sainsburys, Next and IKEA with Asda nearby. For those who enjoy the outdoors, there are numerous walks from your doorstep, including the Braid Hills and The Pentland Hill Regional Park. Mortonhall Garden Centre and Farm shop are also only 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.

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 area is well served by schooling from nursery through to senior level, making it a popular choice for families.

Home Report

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





Accommodation

Entrance hallway

Living room

Spacious kitchen/dining room with patio doors leading to the rear garden

Utility room

Cloak room with wash basin & WC

Principal bedroom with ensuite shower, wash basin and WC

3 further bedrooms with built in storage

Family bathroom with shower over bath, wash basin and WC

Extras features

Double glazing

Gas central heating

Garage and driveway

Gardens to front and rear



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.

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COLINTON - PROPERTY CENTRE

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Edinburgh, EH13 0LH
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Edinburgh, EH10 6PZ
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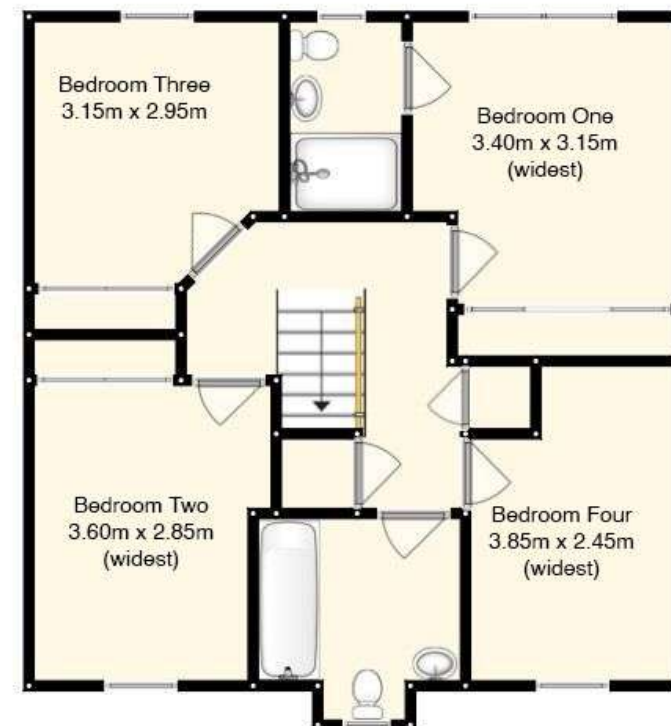
Fax Property - 0131 441 4517

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
House 110m²
Garage 16m²

