



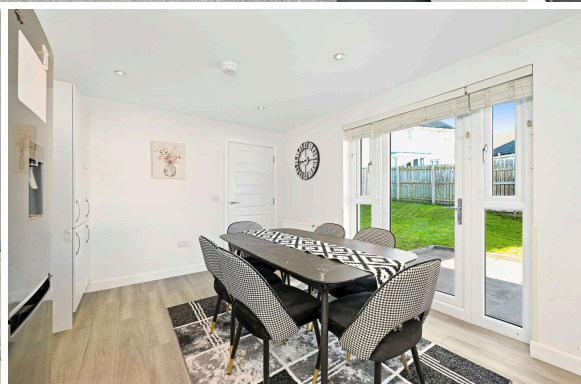
Contact

Yale

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6 Martin Street
BURDIEHOUSE | EDINBURGH | EH17 8GB


warners
solicitors & estate agents



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Warners are delighted to present this stylish four-bedroom detached home, set within a modern development south of Edinburgh city centre. Ideally located for commuters, it offers excellent public transport links and easy access to the City Bypass and A1—perfect for professionals and families alike. The property is well presented throughout, with a welcoming entrance hallway, a bright, spacious lounge with feature media wall and storage cupboard sits to the front, while a sleek dining kitchen to the rear features gloss units, contrasting worktops, and patio doors open to a fully enclosed rear garden laid to lawn with decking, and a utility room giving access to the rear garden and a WC completes the ground floor accommodation. Upstairs is the principal bedroom with en-suite shower room and fitted wardrobes, three further double bedrooms—two with built-in storage—, and a modern family bathroom with shower over bath. Further benefits include gas central heating, double glazing, and externally, front and rear gardens, a garage and driveway.

- Modern four bedroom detached villa
- Excellent transport & road links
- Spacious lounge with feature media wall
- Stylish kitchen/diner with garden access
- Principal en-suite with fitted wardrobes
- Three further double bedrooms, two with built in storage
- Private front and rear gardens
- Gas central heating with Hive control, double glazing
- Security system with video surveillance
- Driveway and garage

Factor fee- Ross & Liddle £110 per annum for communal areas.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Council tax band F. Energy Rating B.

Included in the sale will all curtains and blinds, fridge, washing machine, dryer and dishwasher, as well as the extendable dining table (seating 6-8), six chairs, dining floor mat and bedside cabinets.

The property is situated within the popular Burdiehouse area of Edinburgh, which lies to the south of the City Centre. This is a great position to take advantage of a superb choice of shopping outlets at nearby Straiton Retail Park, including a Sainsburys store and Ikea. Further facilities can be found in adjoining Liberton, with the Cameron Toll Shopping Centre just a short drive away. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

