



# 17/1 BURNDALE PLACE

Gilmerton, Edinburgh, EH17 8TD



1

Public Room



2

Bedrooms



1

Bathroom





# 17/1 BURNDALE PLACE

**A**n excellent opportunity to purchase a quarter share of a modern two-bedroom first-floor flat, which offers bright and spacious interiors finished in neutral tones throughout – the perfect aesthetic for new buyers. The home further benefits from a quality breakfasting kitchen, a bright three-piece bathroom, and generous built-in storage to keep the interiors neat and tidy. It also boasts elevated views to Arthur's Seat and Edinburgh Castle.

Forming part of a modern development, the property has a desirable location in popular Gilmerton. It is close to idyllic green spaces, with superb local amenities within easy reach as well, including a wide range of supermarkets and convenience stores. Well-regarded schools are also nearby, along with Liberton Hospital, and the city bypass for swift travel across Edinburgh to further afield. Adding to its appeal, the city centre can be easily reached as well.

Please note, the property is on the market as a 25% share sale with Wheatley Homes East who own the remaining 75%. The monthly rental payment for the 75% rented is currently around £404.88. Any buyer would need to be pre-approved by the Housing Association and meet their criteria.









B

EPC  
RATING

C

COUNCIL  
TAX BAND

## VIEWING

By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- A beautiful first-floor flat
- On the market as a 25% share sale
- Part of a modern development
- Popular location in Gilmerton
- Neutral interior décor throughout
- Welcoming hall with generous storage
- Southwest-facing living/dining room
- Well-appointed breakfasting kitchen
- Two double bedrooms (one with storage)
- 3pc bathroom with overhead shower
- Well-kept communal garden
- Private residents' parking





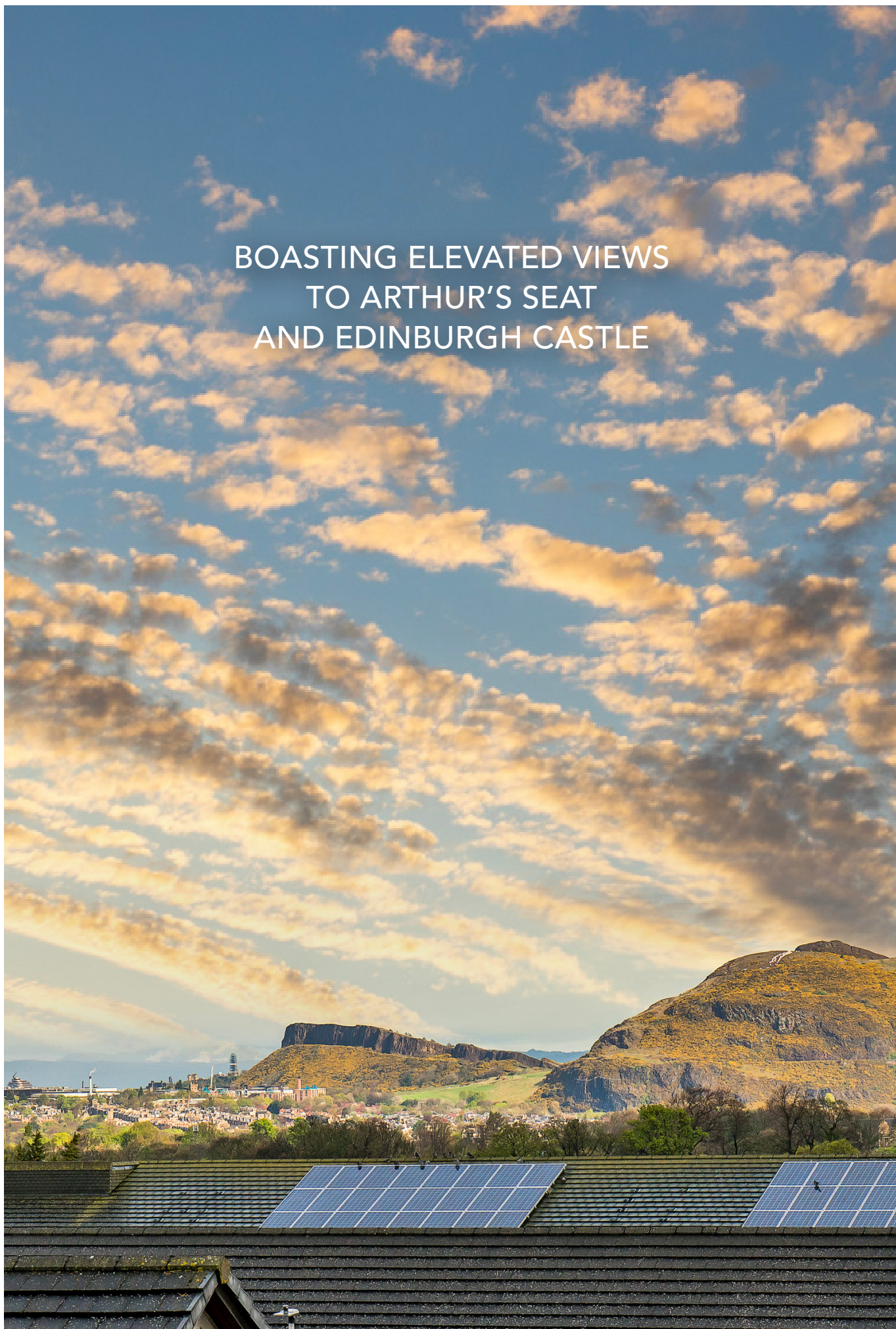




Extras: an integrated oven and ceramic hob, a freestanding fridge/freezer, a washing machine, and a tumble dryer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



BOASTING ELEVATED VIEWS  
TO ARTHUR'S SEAT  
AND EDINBURGH CASTLE

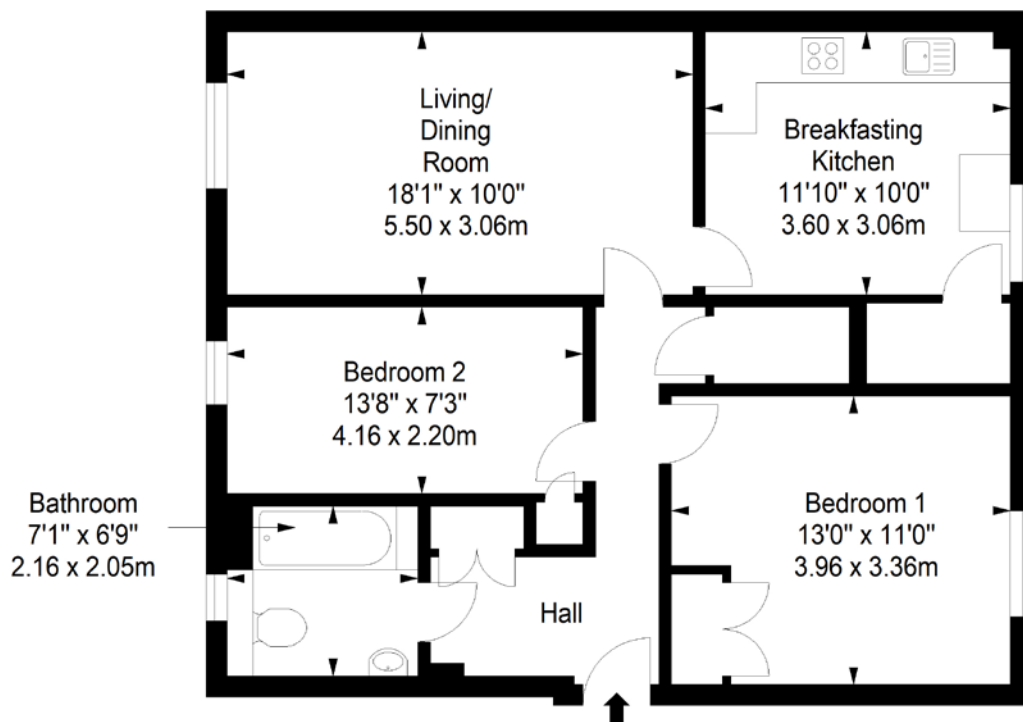
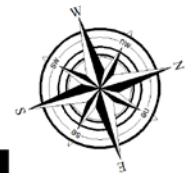


# GILMERTON

Gilmerton is a popular city suburb that is located approximately 4 miles from the city centre. It has easy access to the A720 Edinburgh City Bypass, which connects with Scotland's main motorway network. A wide range of local shopping amenities is provided, including major supermarkets, and just a short drive away is Cameron Toll Shopping Centre, offering a more extensive retail experience with a range of high street retailers. Ample recreational facilities can be found within the area such as Liberton Golf Club and Gracemount Leisure Centre, which includes a swimming pool, whilst pleasant walks can be enjoyed nearby in the Hermitage of Braid and Blackford Hill Nature Reserve. The Edinburgh Royal Infirmary at neighbouring Little France is also easily accessible. Education facilities, ranging from nursery to senior school, are available for families and there are several university buildings in the vicinity. Gilmerton is served by excellent day and night bus services across the city, and thanks to its proximity to the City Bypass, travelling by car is swift and convenient.

## First Floor

Approx. 70.8 sq. metres (762.1 sq. feet)



Total area: approx. 70.8 sq. metres (762.1 sq. feet)

@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.