



64a Old Burdiehouse Road
Burdiehouse, Edinburgh, EH17 8BH

CALL US ON 0131 447 4747



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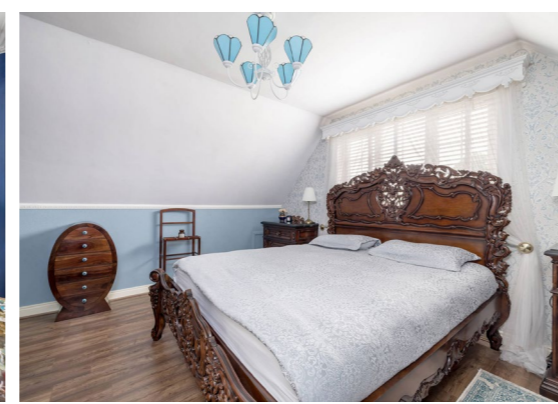
For price and viewing information please visit
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- Entrance vestibule with storage.
- Reception hall with excellent storage.
- Attractive & generously proportioned living room.
- Multi-fuel burning stove.
- Breakfasting kitchen with integrated appliances.
- Central island with breakfast bar and stools.
- French doors providing access to rear and decking area.
- Spacious garden room currently used as a dining room.
- Double bedroom with ensuite shower room & French doors to rear garden.
- Further double bedroom with fitted out storage cupboards.
- Contemporary fitted 4-piece bathroom with roll top bath.
- Upper landing accessed via carpeted staircase.
- Master bedroom with fitted wardrobes & ensuite shower room.
- Views to Pentland Hills.
- Further double bedroom with fitted wardrobes.
- Bedroom 5/Study.
- Bathroom with shower attachment on upper level.
- Gas Central Heating.
- Double Glazing.
- Alarm & CCTV.
- Extensive well maintained gardens to front, side & rear.
- Gates providing access to driveway.
- Unrestricted on-street parking.
- Planning in place for a three car garage.

GENERAL DESCRIPTION

Immaculately presented, rarely available, modern detached villa situated within the popular Burdiehouse district of the City, a short journey to the south of Edinburgh City Centre and close to an eclectic range of amenities. This is an ideal commuter base with the close proximity to the city bypass and main motorway network and would make an ideal family home in a great location. The property is set in a quiet location and boasts stunning views towards the Pentland Hills to the rear.





LOCATION

Burdiehouse lies on the southern outskirts of Edinburgh, approximately four miles from the very centre of the city and less than a couple of minutes from the city bypass. 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 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, network of off-road cycle paths, delightful leafy walks through the Burdiehouse Burn Valley Park or Straiton Pond Local Nature Reserves and the wonderful open spaces of the Pentland Hills Regional Park, to name but a few. Proximity to the city by-pass facilitates access to the A1, Edinburgh International Airport, the Queensferry Crossing and the central motorway network.

EXTRAS: ALL FITTED FLOOR COVERINGS, WINDOW BLINDS & CURTAIN POLES. KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER-HOOD, MICROWAVE, WASHER/DRYER, DISHWASHER AND FREESTANDING AMERICAN STYLE FRIDGE FREEZER. THE BREAKFAST BAR STOOLS WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE ALONG WITH THE LOG STORE, GARDEN SHED AND SOME PLANTS AND POTS WITHIN THE GARDEN AREAS.



COUNCIL TAX BAND - F.

TRAIN STATION - APPROXIMATELY 1.2 MILES TO EDINBURGH WAVERLEY TRAIN STATION.

AIRPORT - APPROXIMATELY 10.8 MILES TO EDINBURGH AIRPORT.

BUSES - WITHIN 100 METRES



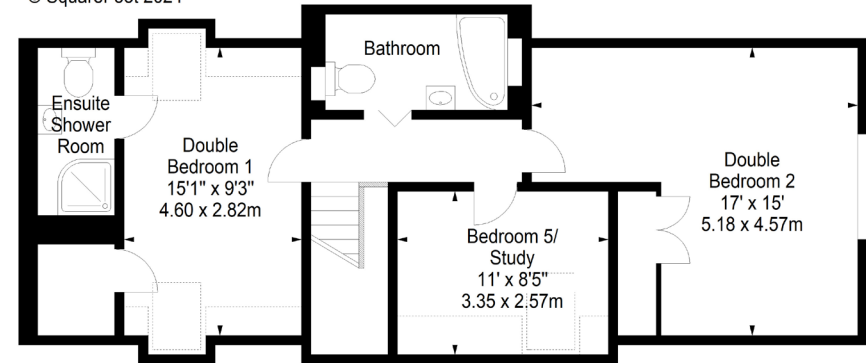
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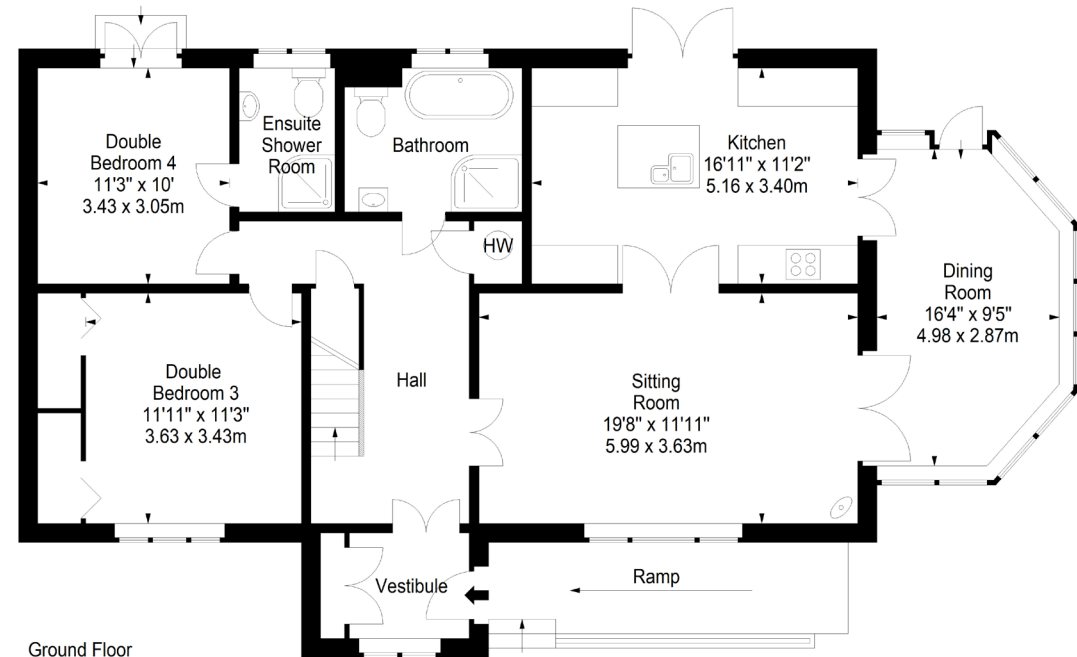
Approx. Gross Internal Area
1905 Sq Ft - 176.97 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING C



First Floor



Ground Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. 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. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.