



ENERGY PERFORMANCE
CERTIFICATE RATING B

**Martin Street,
Edinburgh,
Midlothian, EH17 8GB**



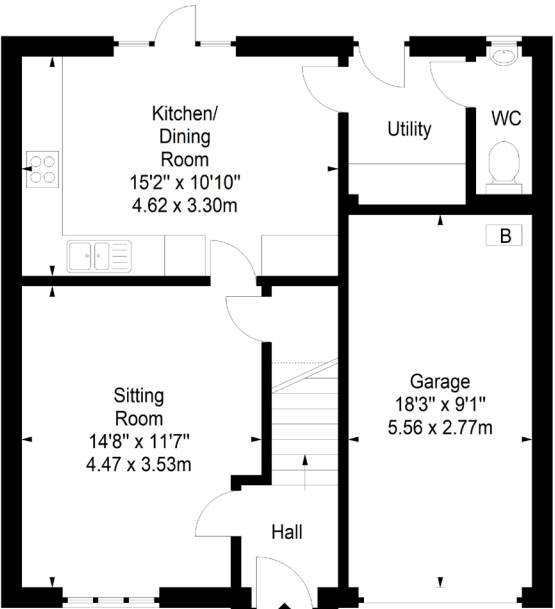
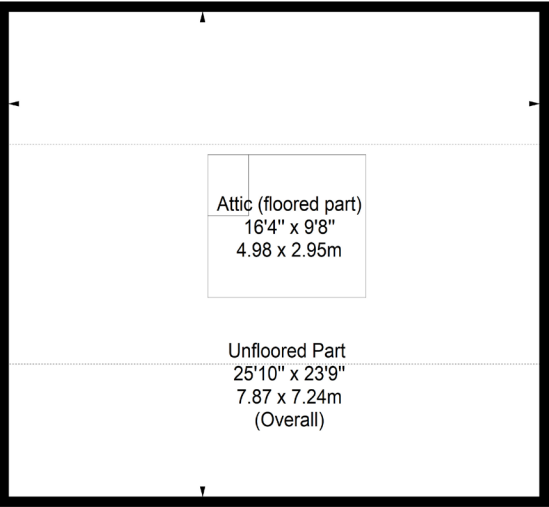
Approx. Gross Internal Area
1142 Sq Ft - 106.09 Sq M

Attic
Approx. Gross Internal Area
54 Sq Ft - 5.02 Sq M

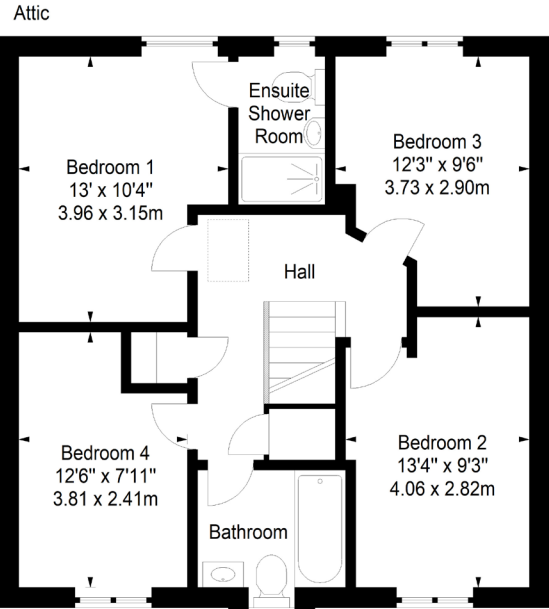
(Floored part only)

Garage
Approx. Gross Internal Area
168 Sq Ft - 15.61 Sq M

For identification only. Not to scale.
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Ground Floor



First Floor



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

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.

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

**20 Martin Street,
Burdiehouse, Edinburgh, EH17 8GB**

CALL US ON 0131 447 4747

20 Martin Street, Burdiehouse, Edinburgh, EH17 8GB

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall.
- Attractive living room with understairs storage.
- Fabulous dining kitchen with access to rear garden.
- Utility room with access to rear garden.
- Cloakroom/WC.
- Upper landing with access to partially floored attic.
- Master bedroom with storage area & ensuite shower room.
- Three further double bedrooms.
- Family bathroom with shower.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Southeast facing private garden at rear with decking area.
- Driveway leading to integral garage.
- Unrestricted on street parking.
- NHBC Guarantee.



GENERAL DESCRIPTION

Am attractive detached villa situated within a sought after modern development in the popular Burdiehouse district of the city, a short journey to the South of Edinburgh City Centre. There are a range of amenities close at hand and the property would make an ideal family home in a great location.

FACTORING NOTE

The development is factored by Ross & Liddell at an approximate charge of £60 per quarter. This covers the maintenance of all the communal areas within the development.

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.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

E.
APPROXIMATELY 5.3 MILES TO EDINBURGH WAVERLEY STATION.
APPROXIMATELY 11 MILES TO EDINBURGH AIRPORT.
WITHIN 600 METRES.

EXTRAS:
ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, CURTAIN POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER AND DISHWASHER. THE AUTOMATIC WASHING MACHINE AND CURTAINS MAY BE AVAILABLE THROUGH NEGOTIATION.

