



Deans Properties

Deans Solicitors and Estate Agents LLP



**43 Old Burdiehouse Road,
Burdiehouse, EH17 8BJ**



MID-TERRACED COTTAGE

- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- On-Street Parking
- EPC Band - D



Quietly set back from the main road, this traditional mid terraced villa is situated within the popular residential area of Burdiehouse. The property is close to an abundance of excellent amenities at Stration Retail along with the City Bypass providing quick and easy access to the North and South. An excellent public transport service passes close by and travels to the City Centre. The accommodation which requires upgrading throughout would make a delightful home and comprises; entrance hallway, generously proportioned sitting/dining room, kitchen with door to rear garden, two double bedrooms and bathroom. There are private gardens to the front and large rear garden with free on-street parking. The property benefits from gas central heating and double glazing.



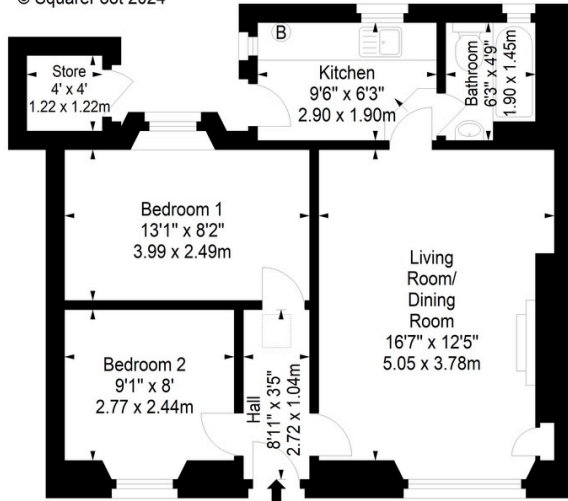
Old Burdiehouse Road,
Edinburgh,
Midlothian, EH17 8BJ



Approx. Gross Internal Area
550 Sq Ft - 51.10 Sq M
Store

Approx. Gross Internal Area
16 Sq Ft - 1.49 Sq M

For identification only. Not to scale.
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Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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0131 667 1900

mail@deansproperties.co.uk

www.deansproperties.co.uk