



**48 Old Burdiehouse Road  
Gilmerton, EH17 8BH**

**Deans**   
Solicitors & Estate Agents LLP



## MAIN DOOR STUDIO FLAT

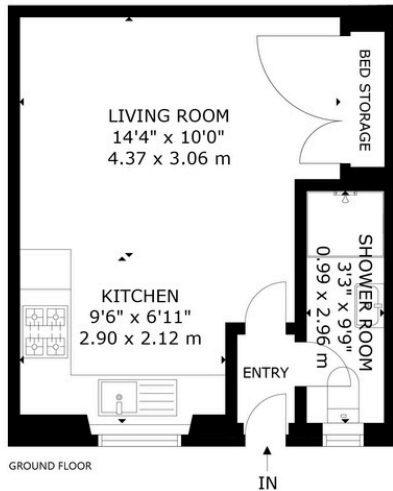
- Open Plan Lounge/Kitchen/Bedroom
- Shower Room
- Gas Central Heating & Double Glazing
- Front Garden & Communal Drying Area
- On-Street Parking
- EPC Rating - C





Quietly set back from the main road, this charming main door studio flat is located in the popular residential area of Burdiehouse. The property is well positioned close to an excellent range of local amenities, with Straiton Retail Park nearby offering a variety of shops and supermarkets. The City Bypass is also within easy reach, providing quick and convenient access to both the North and South. In addition, the area benefits from frequent public transport services, offering easy access to Edinburgh's City Centre. An ideal opportunity for a first-time buyer or investor, the accommodation comprises: entrance vestibule, a bright and airy open-plan lounge/kitchen/bedroom featuring a concealed wall-mounted bed, and a separate modern shower room. Externally, there is a small section of garden to the front, with a communal drying area to the rear—accessed via a pend to the side of the block. On-street parking is also available. Additional benefits include gas central heating and double glazing. Included in the sale are the fitted floor coverings, oven, hob, cooker hood, fridge-freezer, and washing machine. All included appliances are sold as seen with no warranty provided.





48 OLD BURDIEHOUSE ROAD BURDIEHOUSE EH17 8BH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 279 SQ FT / 26 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.

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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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