



DESCRIPTION

This outstanding four-bedroom detached family home is a must-see. It beautifully blends style, comfort, and modern family living. Situated in a prime location within the estate, it overlooks a large green space and offers breathtaking views of the Pentland Hills and Arthur's Seat.

If you seek a spacious residence with contemporary interiors in a tranquil neighborhood, this could be the ideal choice for you.

The current owners have meticulously maintained and upgraded this home, ensuring a seamless transition for any prospective buyers.

Don't miss your chance—schedule a viewing today!

The property features:

- Entrance hallway
- Bright and spacious lounge with under-stairs storage
- Modern fully fitted kitchen/diner with integrated appliances and access to a private rear garden
- Utility room with WC
- Generously sized master bedroom with en-suite
- Three additional double bedrooms
- Stylish family bathroom with shower over bath
- Private landscaped rear garden
- Single garage
- Driveway
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To arrange a viewing, please call 0131 297 3177.



LOCATION

Burdiehouse is located less than five miles southwest of Edinburgh City Centre. This area boasts a variety of local amenities, with Cameron Toll and Straiton shopping centres just a short drive away, featuring many popular high street retailers, large supermarkets, and accessible petrol stations. There are several local schooling options available including Frogston primary school located on the estate, along with convenient access to Edinburgh's private schools and the University of Edinburgh. The location is surrounded by countryside walks with easy access to the braid hills. The Royal Infirmary is situated a little over two miles away, and various bus services provide easy transport to the city centre and nearby districts. For those commuting outside of Edinburgh, the city bypass is easily accessible, linking to the A1, A68, A7, Edinburgh Airport, and the M8 and M9 motorway network.

