





# DESCRIPTION

This outstanding five-bedroom detached family home is a must-see. It beautifully blends style, comfort, and modern family living.

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 the home, ensuring a seamless transition for any prospective buyers.

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

The property features:

- Welcoming hallway
- Ground Floor WC
- Spacious lounge with feature bay window
- Modern fully fitted kitchen/diner with integrated appliances and access to a private rear garden
- Utility room
- Versatile ground floor room
- Generously sized primary bedroom with en-suite and fitted wardrobes
- Three additional double bedrooms
- Further single bedroom ideal for nursery or home office
- Stylish family bathroom with separate shower cubicle
- Private rear garden with patio area
- Single garage
- Driveway
- Fully floored loft space with lighting and fitted ladder

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.

