

16 Clippens Drive, Burdiehouse, Edinburgh, EH17 8TU





### Description

Stylishly presented three-bed terraced villa set on a sought-after development, whilst being only a short journey from a main transport route into City Centre or onto the City bypass for commuting. Ideal family living space with all modern comforts is provided within this lovely home which has been very nicely finished off with contemporary style fittings and stylish decor throughout.

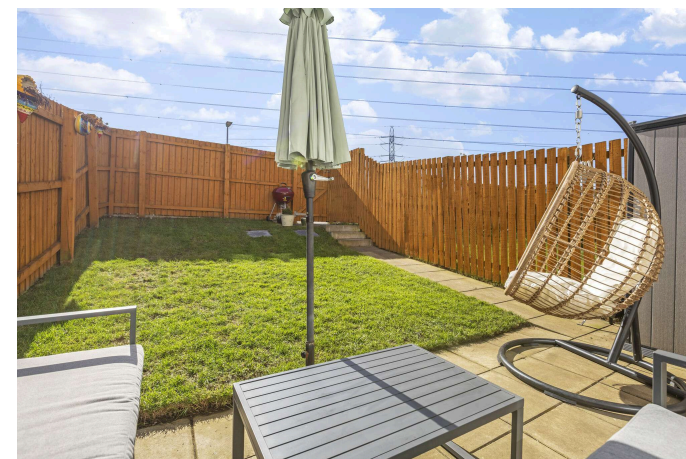
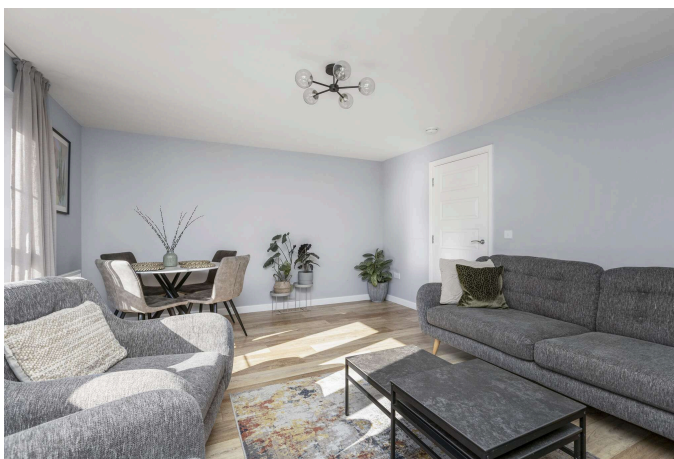
The property is being sold as part of the Golden Share scheme. The purchaser owns 100% of the home but the Golden Share price of the property is fixed at 80% of the open market value at the time of sale. There is a criteria that must be met and purchasers must provide the necessary evidence to demonstrate that they are eligible for the scheme. For more info, contact agent.

- Welcoming reception hallway with WC/Utility
- Smart living/dining room featuring a set of French doors opening onto the rear garden
- Stylishly fitted kitchen with integrated appliances
- Two double bedrooms
- Bedroom 3
- Bathroom consisting of a contemporary white suite having a shower over the bath
- Gas central heating and double glazing ensure year-round comfort and efficiency
- Partially floored loft with ladder access, offering an ideal space for additional storage
- Enclosed south-facing rear garden

### Extras

The fitted floor coverings, oven, hob, cooker hood, dishwasher, washing machine and fridge/freezer are included.

**EPC Rating: B**





### Location

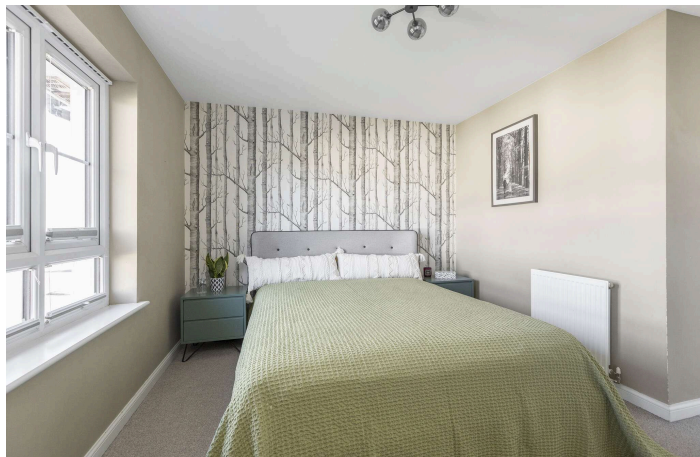
Burdiehouse lies approximately six miles south of the city centre, with a good choice of shopping outlets on hand, including a Morrisons supermarket on Gilmerton Road, Straiton retail park is conveniently located near, with major supermarket brands (Sainsburys, Asda, Lidl), and further amenities available at the Cameron Toll Shopping Centre. There is quick access to the city bypass, with Fort Kinnauld retail parks offering more extensive supermarket and high-street shopping. For scenic walks, the Braid Hills and Pentland Hills are only a short drive away, and there are a whole host of leisure facilities including a riding school, ski centre, and golf courses in the vicinity. Schooling is well-represented from nursery to senior level, with Frogston Primary within walking distance and an efficient public transport network is on hand, which operates to most parts of the city and the surrounding areas.

### Price and Viewing

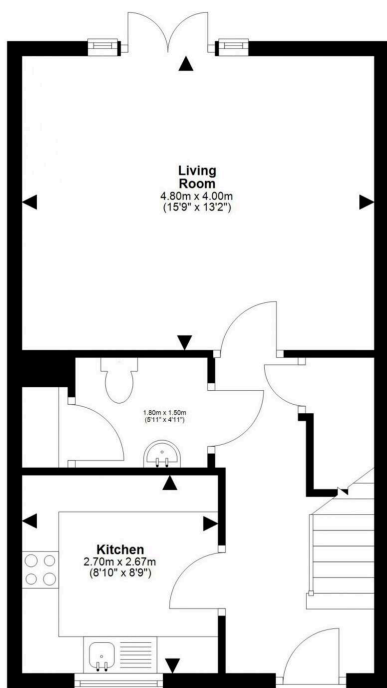
For price and viewing information or further details on this property please contact us on 0131 557 3188.

### Factor

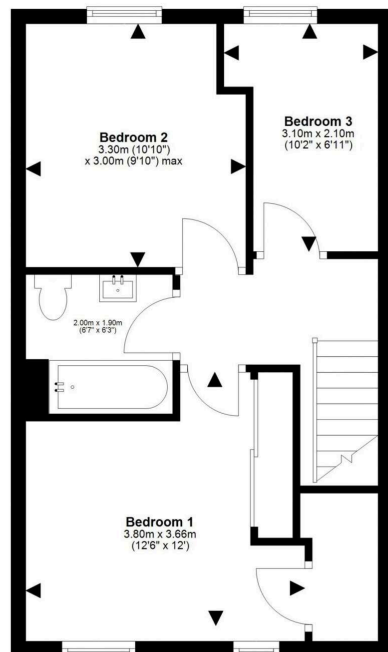
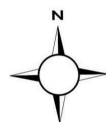
The development is factored by Ross & Liddell for approx. £110 per annum. This includes maintenance and upkeep of the common areas.





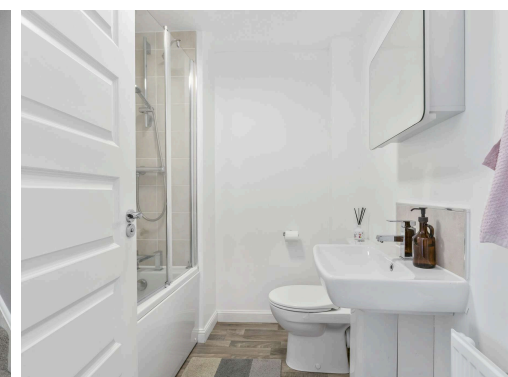
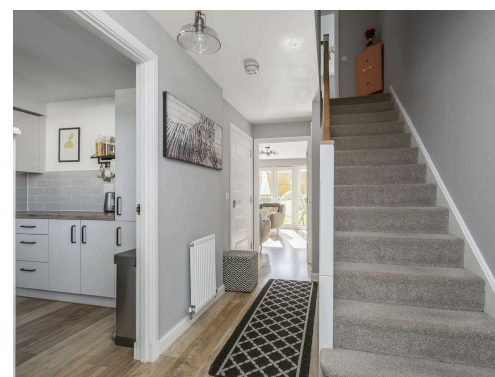


Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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