

38 Eliza Wigham Bow, Burdiehouse, Edinburgh, EH17 8WX





## 38 Eliza Wigham Bow | Burdiehouse | EH17 8WX

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### Description

Most impressive three bed end terrace villa occupying an enviable setting within the sought after development. Surrounded by beautiful countryside, the property is conveniently positioned close to excellent commuting links and bus services, great amenities, including Straiton Retail Park.

- Hallway with cloak room/WC
- Living room
- Well appointed kitchen/dining room which comes with patio door opening onto rear garden
- Master bedroom with fitted wardrobes and en-suite shower room
- Two further bedrooms
- Bathroom featuring a contemporary three piece white suite with shower over
- Gas central heating and double glazing ensure year-round comfort and efficiency
- Enclosed rear garden, offering an ideal space for outside entertaining and relaxation
- Residents parking

### Extras

The fitted carpets, blinds, oven, hob, dishwasher and fridge/freezer are included.

### Factor

The development is factored by Ross & Liddell for approx. £95 per annum. This includes maintenance of communal areas.

**EPC Rating: B**



### Location

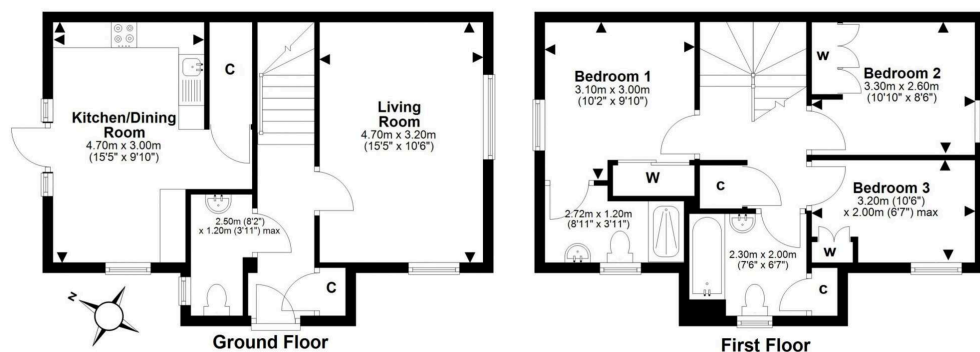
Burdiehouse lies approximately six miles south of the city centre, with a good choice of shopping outlets on hand, including a Morrisons supermarket on Gilmerton Road, Straiton retail park is conveniently located near, with major supermarket brands (Sainsburys, M&S, Asda, Lidl), and further amenities available at the Cameron Toll Shopping Centre. There is quick access to the city bypass, with Fort Kinnaird 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

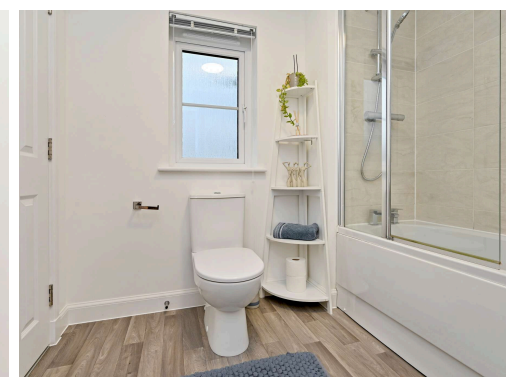
For price and viewing information or further details on this property please contact us on 0131 557 3188.







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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