










Offers Over  
**£350,000**

## 19 Burnbank Crescent

Straiton | Edinburgh | EH20 9QE

A fantastic opportunity has arisen to purchase this impressive, detached family villa forming part of an attractive cul-de-sac, close to exceptional local amenities and well placed for convenient commuting to Edinburgh City Centre and surrounding areas. The property is presented to the market in move-in condition and would undoubtedly appeal to families.

-  4 Bedrooms
-  3 Public Rooms
-  2 Bathrooms
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - F



## Description

The family accommodation with leafy private gardens and driveway merits internal viewing to be fully appreciated and comprises; welcoming entrance hallway with useful storage and WC, light and airy dual aspect reception room, stylish fitted kitchen with access to large storage, spacious dining room, and bright conservatory off it with doors accessing garden. Finally, the upstairs accommodation comprises; spacious upper landing with storage, generously proportioned principal bedroom with fitted wardrobe and en-suite shower, three further good sized bedrooms with fitted wardrobes/cupboards and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and good storage space.



## Extras

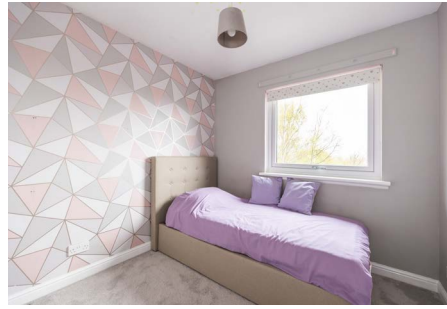
All fitted floor will be included in the sale together with the integrated appliances in the kitchen.

## Gardens & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of decking, patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with driveway providing off-street parking.

## Viewing

By appointment through Neilsons 0131 625 2222.





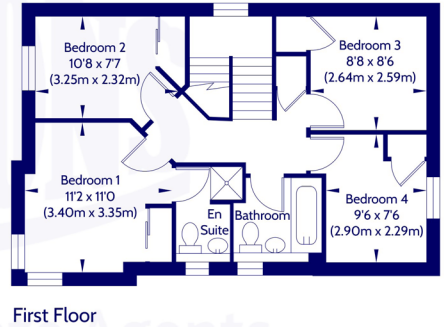
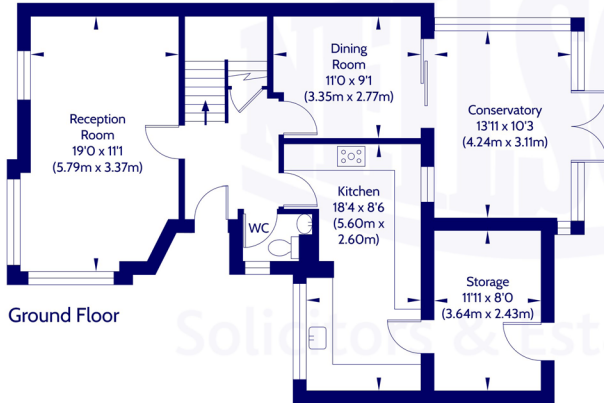
## Location

Straiton lies on the outskirts of Edinburgh, approximately 5 miles from the City Centre therefore is very well placed for convenient commuting by way of the City Bypass to M8/M9 and Edinburgh Airport. Bus services run from the main road to the City Centre and surrounding areas. Straiton Retail Park with its range of high street stores is within walking distance together with a large branch of Sainsbury's and various fast food outlets. A 24-hour Asda, Costco and Ikea is also within close proximity. A cycle path stretches from Loanhead to Penicuik and Straiton Pond which is a local nature reserve. Good schooling can be found within the vicinity ranging from nursery to senior level.





Approx. Gross Internal Floor Area 123.04 Sq M / 1324 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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