










Offers Over

£210,000

29 Burnhead Crescent

Liberton | Edinburgh | EH16 6EB

A three bedroom mid terraced villa located in an established residential street in the popular district of Liberton to the south of the City Centre. Freshly painted throughout and with the added benefit of private front and rear gardens this property will have a wide appeal including first time buyers, professionals and young families.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Front and rear gardens
-  On street parking
-  EPC rating – D
-  Council tax band- C



Description

The accommodation is laid out over two levels with downstairs briefly comprising of hallway, bright lounge/dining room, modern fitted kitchen with a range of wall and base units with co-ordinated worktops and splashback tiling, and a utility area with a storage cupboard and door to the rear garden.

Moving upstairs there are three double bedrooms, one with built in storage, and a stylish partially tiled bathroom with a bath over the shower and heated towel rail.

The property further benefits from gas central heating and double glazing.



Extras

Included in the sale is the gas hob, electric oven and washing machine.

Gardens & Parking

There are private gardens to the front and rear of the property, both are laid to lawn and the rear is fully enclosed, offering an ideal space for dining in the warmer months and a safe place for children and pets to play. Parking is on street and unrestricted.

Viewing

By appointment through Neilsons (0131 625 2222).



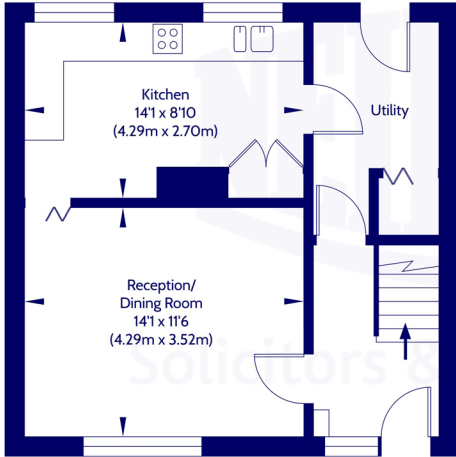


Location

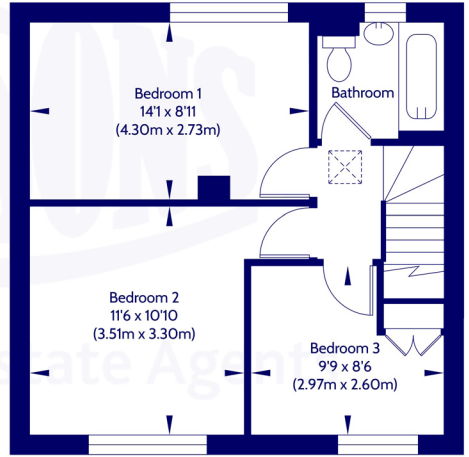
Burnhead Crescent is located within the popular district of Liberton. Lying to the south of the City Centre, the area has a good range of local shopping facilities at Cameron Toll, with a wider range at nearby Straiton Retail Park and Fort Kinnaird. The City of Edinburgh Bypass is on hand linking the main Scottish motorway network system and excellent bus services serve the area linking the City Centre and surrounding areas. Leisure and recreational facilities in the area include Liberton Golf Course, Gracemount Leisure Centre and lovely walks can be enjoyed at the Hermitage of Braids and Blackford Hill nature reserve. Education is well catered for from primary to secondary level. The Royal Infirmary, Royal Hospital for Children and Young People, Lothian Birth Centre, and the University of Edinburgh's King's Buildings are also nearby.



Approx. Gross Internal Floor Area 80.96 Sq M / 872 Sq Ft.



Ground Floor



First Floor

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.



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