



Solicitors & Estate Agents










Offers Over

**£260,000**

## 29 Adit Place

Burdiehouse | Edinburgh | EH17 8GA

Beautifully presented, light and stylish 3 bedroom terraced villa with private gardens enjoying an open outlook to the rear, quietly positioned within an established modern development with residents' parking.

-  3 Bedrooms
-  1 Public room
-  1 Bathroom & Downstairs WC
-  Private Gardens
-  Residents' parking
-  EPC Rating – C
-  Council Tax Band - D



## Description

The generously proportioned family home is offered to the market in move-in condition, ideally suited to professionals or families alike with excellent amenities, superb transport links, good access to local schooling and leisure activities close at hand. Enjoying good natural light throughout, the accommodation comprises entrance hallway, front-facing stylish lounge with downstairs cupboard. There is a sizeable integrated dining kitchen to the rear with French doors leading to the private enclosed garden benefitting from an open outlook. A handy utility room is located off the kitchen with space for a washing machine. The two piece WC apartment leads off the utility room with modern suite and window to rear. A carpeted staircase leads to the upper landing which house the two double bedrooms, the larger of the two benefitting from built-in wardrobes and an additional storage cupboard. There is a spacious single bedroom and a contemporary family bathroom with white suite with mains shower over. In addition, there is a part floored attic accessed via Ramsay ladders and further benefits include gas central heating with combi boiler and double glazing.



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, electric oven and hood, integrated fridge freezer and dishwasher. The free-standing washing machine will also be included.

## Gardens and parking

There is a small area of garden ground to the front with ample residents' parking available within the street. The fully enclosed rear garden has a paved patio and expanse of lawn and enjoys an open aspect with side views towards the Pentland Hills.

## Factors

A factoring fee is payable to Ross & Liddell, currently equivalent to approx. £10 per month (invoiced twice a year), covering the upkeep of the communal garden areas and grounds.

## Viewing

By appointment with Neilsons on 0131 625 2222.





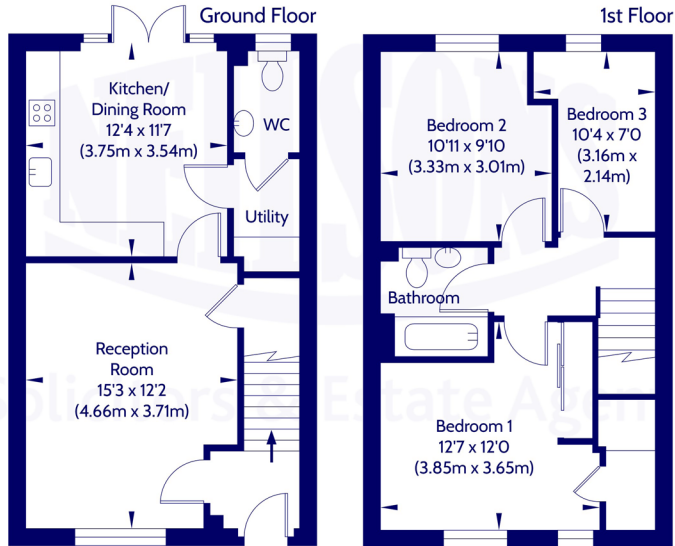


## Location

Adit Place forms part of an exclusive modern development, lying approximately six miles south of Edinburgh's City Centre. The property is well placed for access to excellent amenities including the nearby Straiton Retail Park, which hosts popular restaurants together with a wide range of high street named shops and services including a Sainsbury supermarket and M&S food hall. Regular bus services lead to and from the City Centre and surrounding areas and the area is particularly convenient for easy access to the City Bypass which links with the A1, M8/M9, Edinburgh International Airport and the Queensferry Crossing. Schooling is available within the vicinity ranging from nursery to secondary level with Edinburgh University's King's Building campus and The Royal Infirmary Hospital, both within easy reach. There are many recreational/leisure facilities in the area including Gracemount Leisure Centre with swimming pool and there are many popular golf courses on hand together with Hillend dry ski-slope.



Approx. Gross Internal Floor Area 81 Sq M / 873 Sq Ft.



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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