



Solicitors & Estate Agents



Offers Over
£260,000

16 Eliza Wigham Place

Burdiehouse | Edinburgh | EH17 8YH

Set in the heart of a modern, well-maintained development in Burdiehouse, this beautifully presented three-bedroom terraced house offers a true turn-key opportunity, having been thoughtfully upgraded by the current owner. Its location provides an ideal balance of convenience and tranquility, being moments from excellent local amenities, excellent transport links, and expansive green spaces, perfect for families, professionals, or first-time buyers.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom Plus WC
-  Residents Parking
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - D



Description

The property welcomes you via a hallway with a staircase leading to the upper level, with practical under-stair storage for added convenience. At the front of the home, the bright reception room overlooks the communal green space, offering delightful views towards Arthur's Seat. The room has been enhanced with upgraded wooden flooring and stylish, neutral décor, creating a warm and inviting living area.



To the rear, the property boasts a fitted kitchen with ample wall and base units and a sleek Silestone worktop. There is a dedicated dining area, a glazed rear door providing access to the garden, and a separate utility area and WC off the kitchen, combining practicality with contemporary style. Upstairs, the principal bedroom mirrors the reception room's open aspect, with views over the green space, modern neutral décor, and a sizeable wardrobe. The second double bedroom is well-proportioned, while the third single bedroom offers flexibility, ideal as a nursery or home office. The modern family bathroom has been upgraded with a crisp white two-piece suite, complemented by a large walk-in cubicle with a dual-headed thermostatic shower, sleek black fixtures, and a heated towel rail. Additional features include gas central heating and double glazing throughout, ensuring comfort and efficiency year-round.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property benefits from residents' parking to the rear and a private enclosed garden, laid mainly to lawn with a patio area, providing a safe and enjoyable outdoor space for children, pets, or entertaining.

Viewing

Please contact Neilsons on 0131 625 2222.





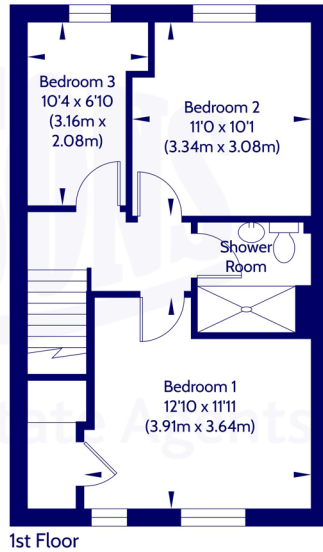
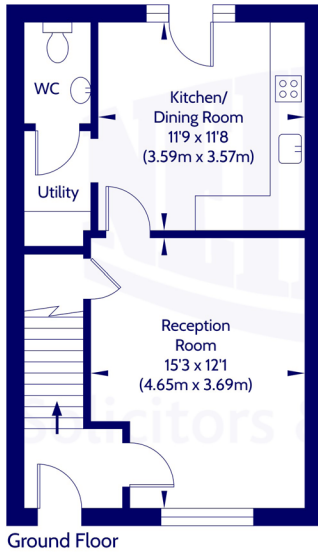
Location

Eliza Wigham 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. Good 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 / 877 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.



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