





Welcome

Welcome to Fells Way, this delightful two bedroom first floor apartment which is immaculately maintained and offers bright and spacious accommodation making this an ideal starter home for the first time buyer. The property forms part of a factored development set within pretty garden grounds with a secure entry system along with residents and visitors parking. The Burdiehouse area of Edinburgh lies South of the city centre, close to an abundance of local amenities with the Straiton retail park being close by, ideally positioned within close proximity of the city bypass allowing swift transport links to the major motorway networks. The property is presented to the market in immaculate order throughout, we would recommend an early viewing

- Reception hallway with good storage facilities.
- Open plan living dining and kitchen area.
- Fully equipped kitchen the range of wall and base units along with integrated appliances.
- Principle bedroom with built in storage and en suite shower room.
- Bedroom two set to the rear.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating.
- Double glazing.
- Communal garden areas.
- Residents and visitors parking available.





Burdiehouse

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, with further amenities available at the Cameron Toll Shopping Centre. There is quick access to Edinburgh City Bypass, with Fort Kinnaird retail park 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, and an efficient public transport network is on hand, which operates to most parts of the city and the surrounding areas.

Agent's Note

The development is factored by Ross & Liddell with an approximate annual fee of £1,320 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

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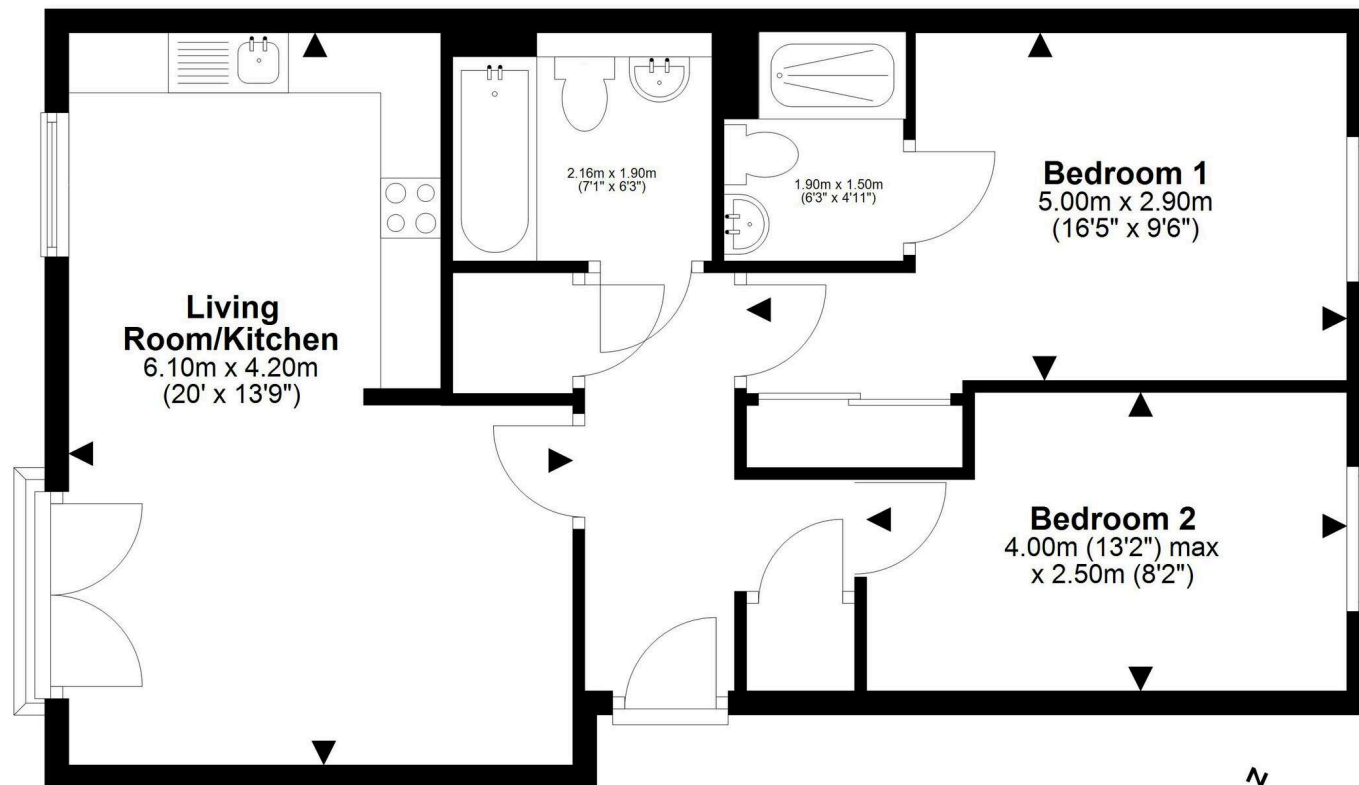
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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.

