



8 Burton Place

Gilmerton, Edinburgh, EH17 8XU



VMH ESTATE AGENTS



Spacious 5 bedroomed detached family home situated on a corner plot within a modern development in Gilmerton

- Sitting room
- Generous kitchen/dining room
- Utility room & downstairs WC
- Study/bedroom 5
- Principal bedroom with en-suite & walk in wardrobes
- Three further double bedrooms
- Jack & Jill en-suite & family bathroom
- Front & rear gardens
- Driveway & garage
- Gas central heating & double glazing

Offers Over: £435,000

EPC Rating: B

Council Tax: G

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Situated on a corner plot, 8 Burton Place offers a generous family home within a new build development in the desirable Gilmerton area.

Internally the property offers spacious accommodation throughout and presented in move in condition.

The property further benefits from gardens to the front and rear, a driveway with electric car charger and integral garage.

Management

The property is factored by Ross & Liddell at an approximate annual cost of £37 for the upkeep of communal green areas plus Owners Liability Insurance.

Extras

All fitted floor coverings and carpets, blinds and curtains, light fittings, oven, hob, fridge/freezer, dishwasher and washing machine are included in the sale.





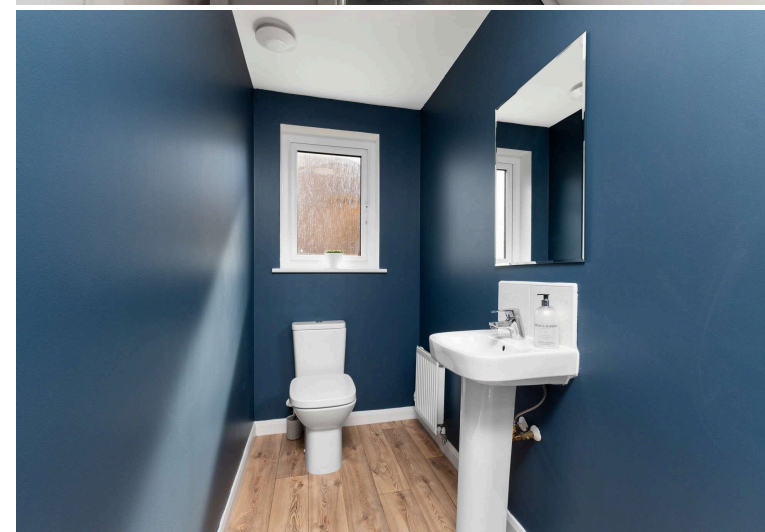
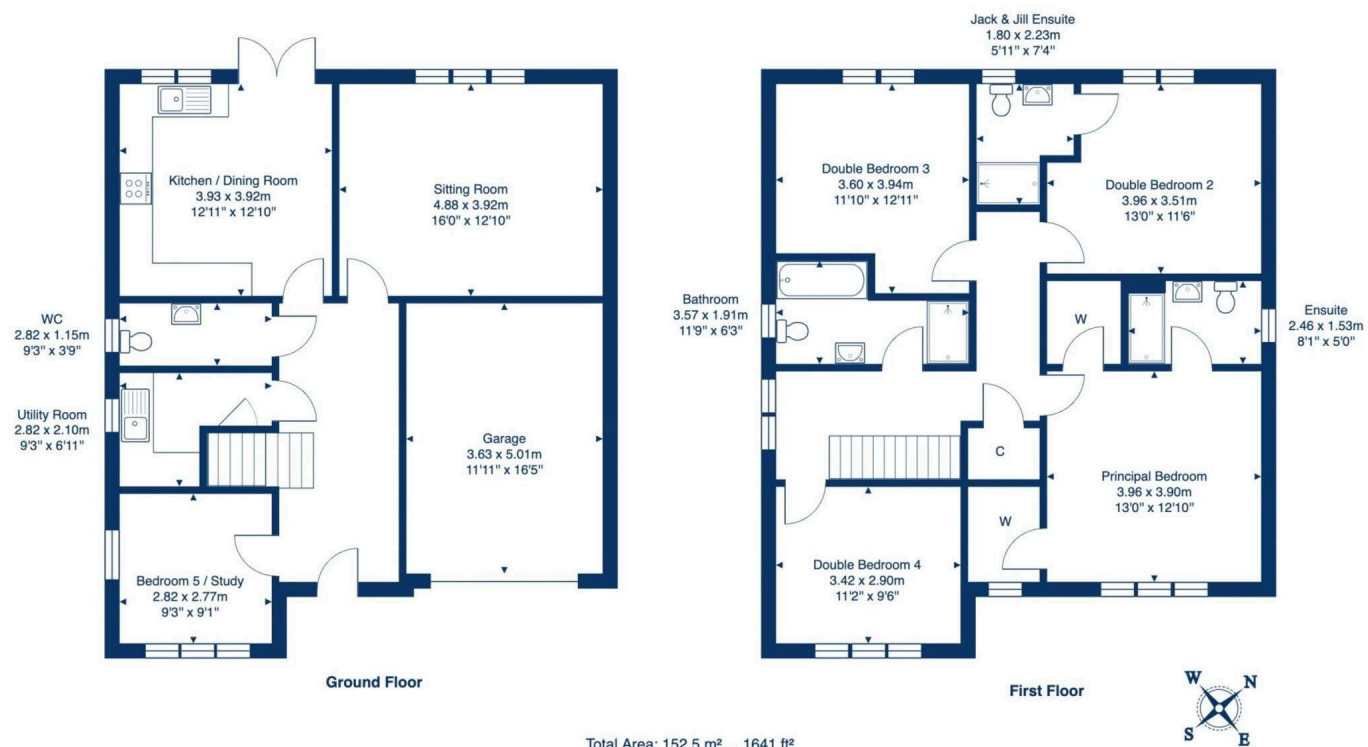


Location

Gilmerton lies to the south of the city centre. There is a good range of local shopping and banking facilities at nearby Cameron Toll including a Sainsbury's supermarket and additional shopping facilities at Straiton retail park. There are opportunities for pleasant walks around Blackford Hill, Braid Hills and the Pentland Hills. Excellent road links are provided by the city bypass giving access to Edinburgh International Airport, the Scottish Borders and East Lothian, there are numerous regular bus services run in and out of the city centre.



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