





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



15 Burdiehouse Square
Edinburgh, EH17 8BN

Hallway
Living Room
Fitted Kitchen
3 Double Bedrooms
Shower Room
Gas Central Heating & Double Glazing Throughout
Sizeable private ground to the side
Shared Rear Garden
EPC: C
Council tax band: B

A bright and spacious three bedroom upper villa situated within the desirable residential area of Burdiehouse to the south of Edinburgh. The property benefits from double glazing, gas central heating, on-street parking, sizeable private ground to the side and a beautifully presented shared garden to the rear.

Accessed through its own main door, the property comprises; welcoming hallway with attic access, naturally bright living room with gas fireplace, Edinburgh press cupboard and enough floor space to fit two sofas, a dining table and further freestanding furniture comfortably, fitted kitchen with great views of Hill End and the Pentland Hills, and base and wall-mounted units and appliances including a fridge freezer, gas cooker, electric oven and washing machine, large master bedroom with modern wooden flooring with storage cupboard containing a new boiler, two further rear-facing double bedrooms one of which could also be used as a home office or dining room. Finishing the interiors is a shower room. Gas central heating and double glazing throughout ensures a comfortable living environment all year round.

Externally, the property boasts a sizeable private patio, providing the potential for the addition of a driveway, however ample on-street parking is available. Also to the front is a storage shed. To the rear, is a well-maintained shared garden with patio and lawn areas to enjoy the sun.

The popular residential area of Burdiehouse lies approximately 5 miles south of the City Centre. The property is convenient for a range of local shops for day-to-day needs as well as being within close proximity to the Straiton Retail Park which has an excellent selection of high street retailers including Sainsbury Supermarket, M&S Food, TK Maxx and Boots the Chemist as well as a Private Gym. Ikea and Cost Co are also close by. There are ample golf courses in the area including Liberton and Braid Hills to name a few. The Edinburgh Royal Infirmary at Little France is situated within a short car or bus journey. Excellent schools within the private and public sector are easily accessible including the Edinburgh University's Kings Buildings. 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 Airport and the Forth Bridges.

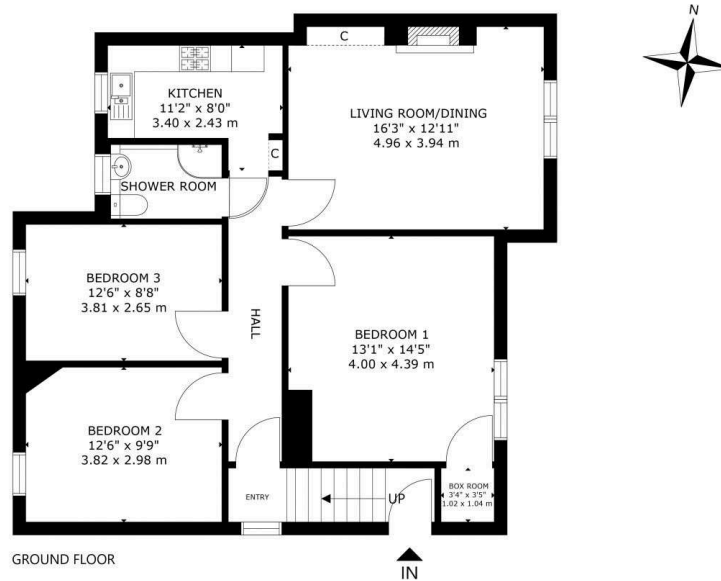












5 BURDIEHOUSE SQUARE, EDINBURGH EH17 8BN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 893 SQ FT / 83 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
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