



31 Clippens Drive

BURDIEHOUSE | EDINBURGH | EH17 8TU



MURRAY
BEITH
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31 Clippens Drive is a beautifully presented, semi-detached family home forming part of a modern purpose-built development. The property is well-positioned to take advantage of a variety of retail outlets at Straiton Retail Park, the open spaces of Straiton Pond Nature Reserve and Hillend, and excellent transport links to both Edinburgh City Centre and the wider motorway network of central Scotland.

Ground Floor: Welcoming hall; generous sitting room with a box-bay window and real flame bio ethanol fire; large dining kitchen with a range of wall mounted and floor standing units, integrated appliances and ample space for a dining table and chairs; utility room and guest WC.

First Floor: Master bedroom with built-in-wardrobes and en-suite shower room; double bedroom 2 with built-in-wardrobes; double bedroom 3; family bathroom with a white three-piece suite comprising WC, wash hand basin and bath with shower over.

Gardens: To the rear of the property is an enclosed garden accessed direct from the dining kitchen and laid to easy-care artificial grass with a raised patio area ideal for alfresco dining. The garden shed is included in the sale.

To the front of the property is an area of monoblock driveway providing off-street parking and integrated garage with up-and-over door.

All fixtures and fittings are included in the sale and are believed to be in working order. Integrated appliances include the gas hob, oven, fridge freezer and dishwasher, which together with the washing machine in the utility cupboard are all included in the sale.

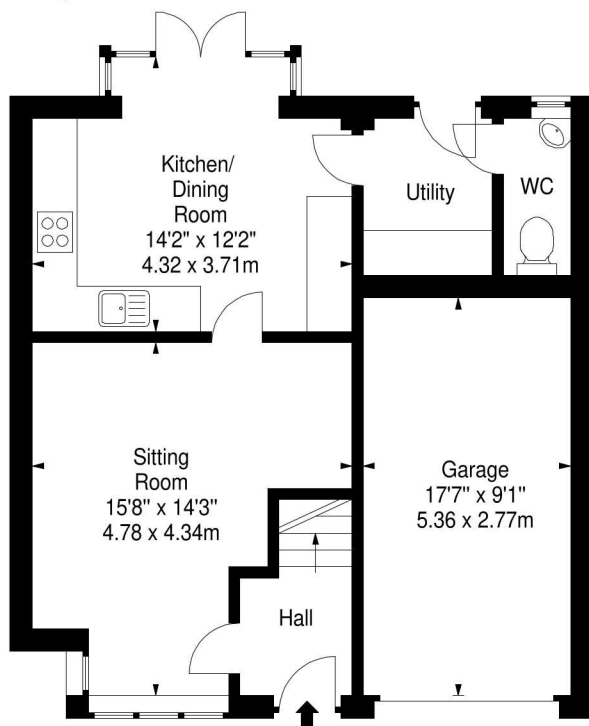




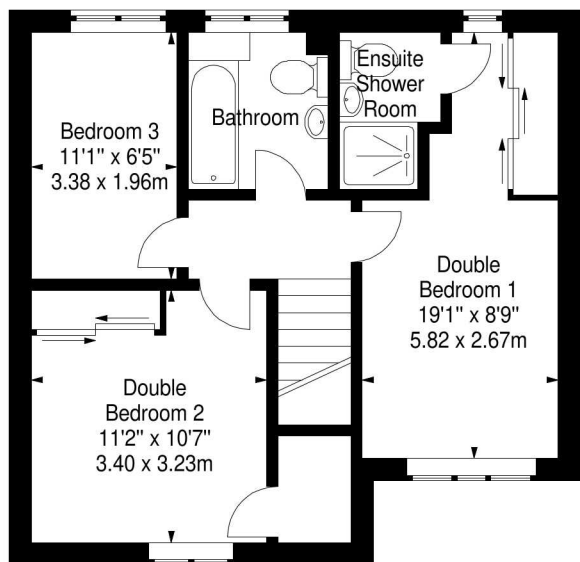
Clippens Drive, EH17 8TU



Approx. Gross Internal Area
 1140 Sq Ft - 105.91 Sq M
 (Including Garage)
 For identification only. Not to scale.
 © SquareFoot 2024



Ground Floor



First Floor

Location

The Burdiehouse area of Edinburgh lies to the south of the city centre and is well-positioned to take great advantage of excellent local amenities. The area is right next to Straiton Retail Park with its wide range of retail outlets including a Sainsburys store and Ikea. Further facilities can be found in adjoining Liberton and Cameron Toll Shopping Centre is a short drive away. Schooling is well presented from nursery to senior level and buses run regularly along Burdiehouse Road to and from the city center and surrounding areas. Edinburgh International Airport, the City Bypass and the major road networks of Central Scotland are all easily accessible. For the nature lover and dog walker Burdiehouse Burn Valley Park runs for 2 picturesque miles along the burn and Straiton Pond Nature Reserve offers further walks linking to the Rosslyn Chapel Way.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2023 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.