

# KILGOUR

PROPERTY



**13/8 Southhouse Square, Edinburgh, EH17 8DP**







- Lounge/Diner With Balcony Off
- Separate Kitchen
- 2 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Secure Entry System
- Stunning open views to the Pentlands
- Council Tax Band – A
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

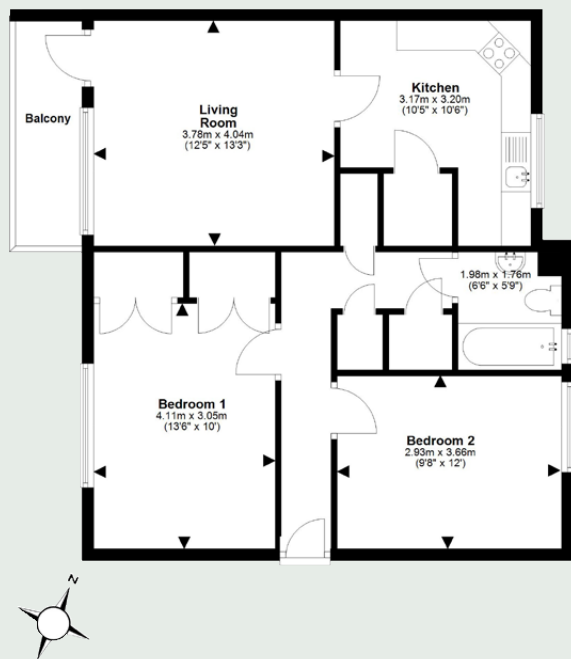
## Description

A bright and spacious top floor flat that has been freshly decorated throughout and has stunning open views across to the Pentland Hills from the balcony. It is ideally placed for commuting and there are good local amenities close by. The property will appeal to a number of buyers and benefits from gas central heating and is fully double glazed. Entrance into the communal building is gained via a secure entry system and there is on street parking on hand.

## Location

The subjects are located in the Burdiehouse area of Edinburgh, which lies to the south of the City Centre. The property is well positioned to take advantage of a number of shopping outlets at nearby Straiton Retail Park, including a Sainsburys store and Ikea. Further facilities can be found in adjoining Liberton, with the Cameron Toll Shopping Centre just a short drive away. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.



1 2 1 C  
ABC  
EPC BANDA  
COUNCIL TAX BAND

Lounge/Diner	13'3 x 12'5	4.04 x 3.78m
Kitchen	10'6 x 10'5	3.20 x 3.17m
Bedroom 1	13'6 x 10'0	4.11 x 3.05m
Bedroom 2	12'0 x 9'8	3.66 x 2.93m
Bathroom	6'6 x 5'9	1.98 x 1.76m







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