



6 Martin Street,  
BURDIEHOUSE | EDINBURGH | EH17 8GB

  
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Set in the heart of a modern, manicured development, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented detached house. Boasting a long driveway, an integral garage, front garden and South West facing rear garden which enjoys sunlight from early morning until sun set, this property would make an ideal home in a highly sought-after location. The accommodation comprises a welcoming entrance hallway, bright lounge, contemporary dining kitchen with attractive units, useful utility room, and the ground floor is completed by a W./C compartment. Following up a wide staircase the upper level enjoys a spacious master bedroom with built-in wardrobes and elegant en-suite shower room, three further well-proportioned double bedrooms (two with further built-in mirrored wardrobes) and the home is completed by a stylish main bathroom with shower over bath.

- Spacious detached family home
- Quiet, yet well-connected location
- Driveway and integral garage
- Front and rear gardens
- Welcoming hallway
- Bright lounge
- Contemporary dining kitchen with utility room
- Four double bedrooms
- Two bathrooms and a W/C

EPC Rating: B

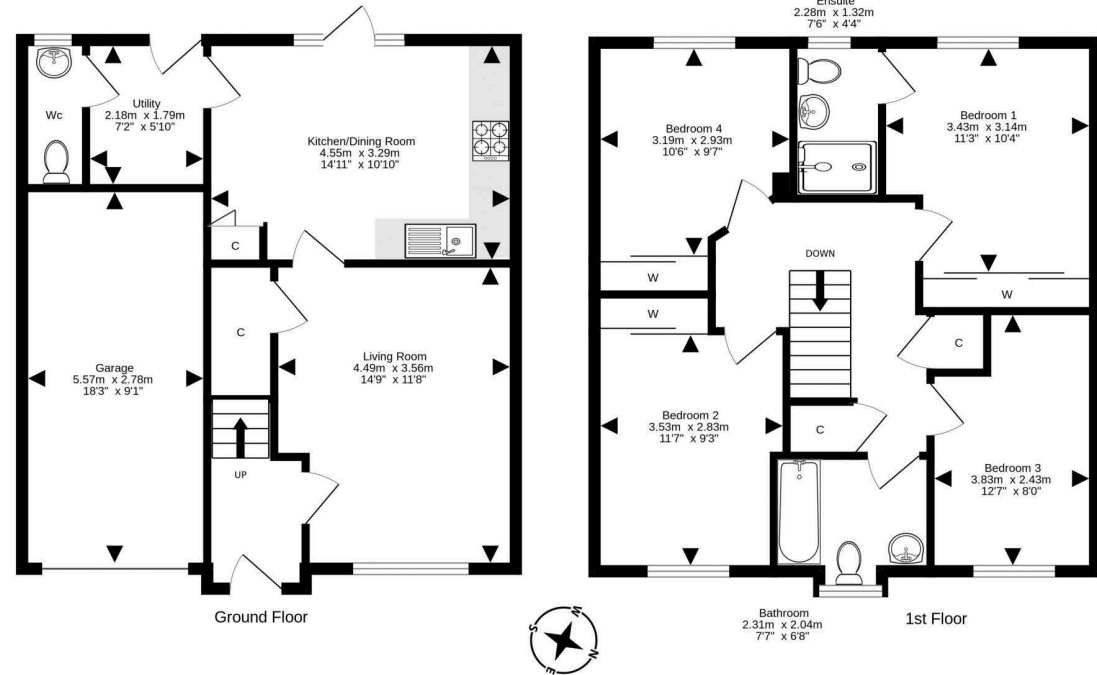
Extras included with sale: All light fittings, blinds/curtains and kitchen appliances (dishwasher, fridge/freezer and washing machine)

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024