



27 Clippens Drive
BURDIEHOUSE | EDINBURGH | EH17 8TU


warners
solicitors & estate agents



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Set on a quiet street, moments from excellent local amenities, quick transport links and vast open green spaces is this spacious detached house. Boasting private gardens and a double driveway this property would make an fantastic buy in a highly sought-after location. The accommodation comprises a large welcoming entrance hallway, spacious lounge, family room/bedroom with wet room facilities including intelligent wc, contemporary dining kitchen with attractive units and access to the garden and useful utility room with W/C off. Following up a wide staircase the upper-level benefits from five bedrooms - two with en-suite facilities - and the home is completed by a stylish main bathroom. Externally the fully enclosed rear garden is laid to lawn with a paved section ideal for al fresco entertaining.

- Beautifully presented 6 bedroom detached villa
- Excellent local amenities including Straiton Pond Local Nature Reserve
- New Frogston Primary School within walking distance
- Private front and rear gardens
- Double driveway
- Bright and comfortable lounge with homely feel
- Contemporary living/dining/kitchen with French doors to rear garden
- Utility room with WC
- 5 bedrooms, 2 with en-suite shower rooms - upstairs
- Additional bedroom/morning room with wet room, on ground floor
- Stylish bathroom
- Gas central heating & double glazing
- Clever storage options

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

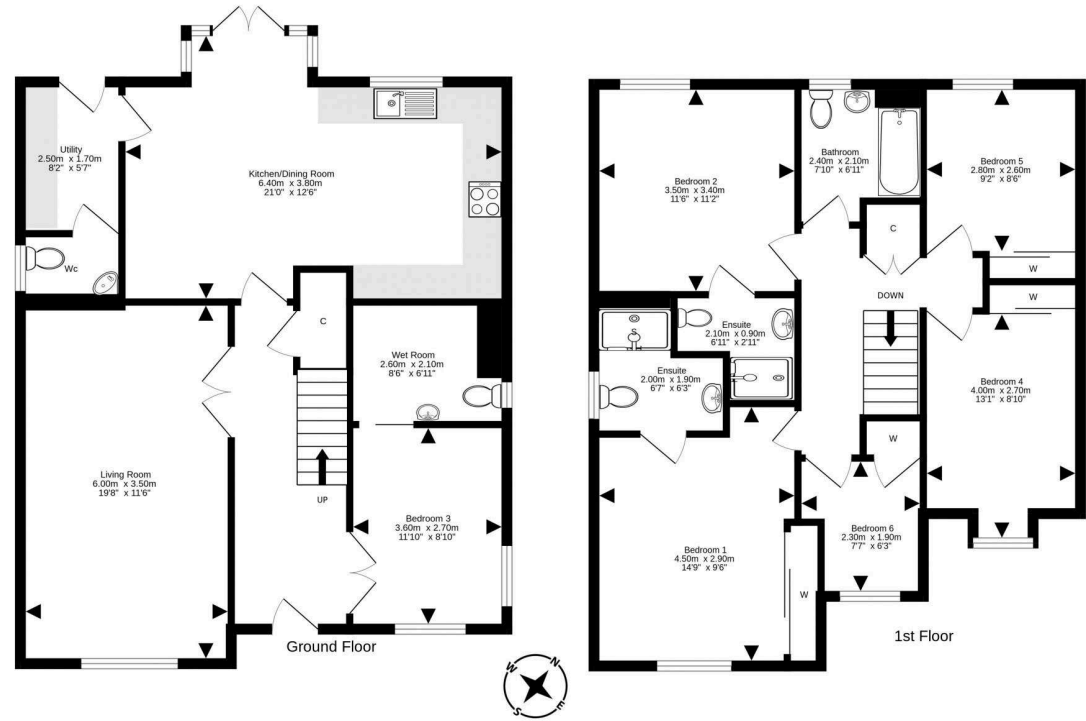


The subjects are located in the Burdiehouse area of Edinburgh, which lies to the south of the City Centre. The property is well positioned to take advantage of a number of shopping outlets at nearby Straiton Retail Park, including a Sainsburys store and Ikea. Further facilities can be found in adjoining 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.

EPC B

All blinds and integrated kitchen appliances are included in the sale. Some items of furniture available by separate negotiation.





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 Metroplan ©2024