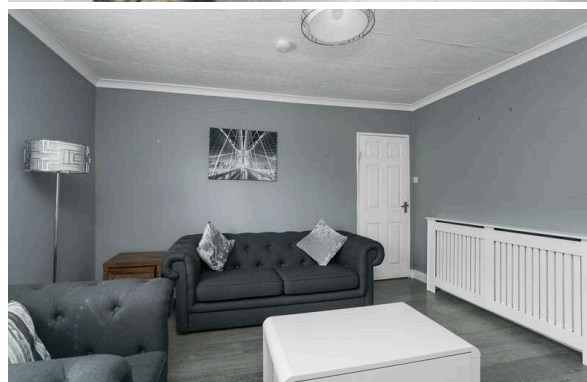




53 Burdiehouse Terrace
BURDIEHOUSE | EDINBURGH | EH17 8AJ


warners
solicitors & estate agents



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Most appealing three bed semi villa boasting superb sized family accommodation and private gardens, in a great location for easy access to local schools, transport links and Straiton Retail Park's excellent amenities.

Viewing is highly recommended to appreciate this superb home, which is offered to the market ready to move into. To the front is a west facing living room catching the afternoon sun, with a modern fireplace as a focal point. Plenty of storage units within the kitchen are set next to sleek worktops and white metro tiled splashbacks. Also at ground floor level is a well fitted wetroom featuring a wash-basin in vanity unit and electric shower. On the upper floor you'll find three double sized bedrooms, two of which benefit from built-in wardrobe space. The house sits behind a lawn at the front, well screened for privacy by high hedging. At the rear lies a private garden with a stretch of lawn, ideal for children to play on.

- Entrance hall with storage
- West facing living room with fireplace
- Attractive fitted kitchen with large cupboard
- Stylish modern wetroom
- Three double sized bedrooms
- Built-in wardrobes in two rooms
- Gas central heating
- Double glazing
- Private gardens front and rear
- Unrestricted on-street parking

All curtains, blinds, cooker, hood, washing machine, tumble dryer and fridge/freezer included. EPC Rating D.

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



The subjects are located in the popular Burdiehouse area of Edinburgh, which lies to the south of the City Centre. The property is well positioned to take advantage of excellent shops and eateries 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 with Frogston Primary as the catchment. 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.

