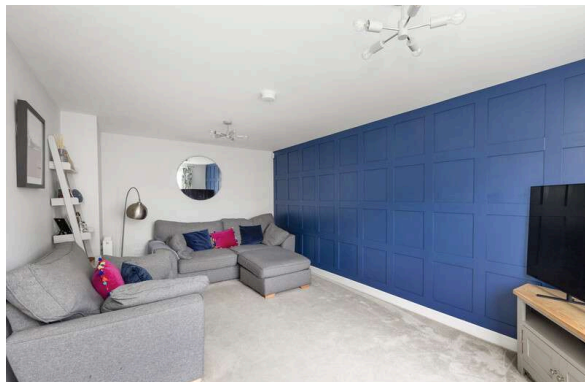




4 Arkaig Gardens  
BURDIEHOUSE | EDINBURGH | EH17 8WN

  
**warners**  
solicitors & estate agents



## 4 Arkaig Gardens

Burdiehouse | Edinburgh | EH17 8WN

4 Arkaig Gardens is a stunning 4-bedroom detached house located in a sought-after development in Burdiehouse. This charming property offers a luxurious and comfortable living experience, designed to meet the needs of modern family life. Upon entering, you'll be greeted by a sense of spaciousness and elegance. The ground floor boasts a large, south-facing living room that floods the space with natural light and provides a warm and inviting atmosphere.

Separate to the living room, you'll find a generously sized kitchen/dining room. This space is not only functional but also designed with style in mind. The kitchen area is equipped with high-quality appliances and ample storage, making it a joy for any home chef. French doors lead from the dining area to the rear garden, creating a seamless transition between indoor and outdoor living. For added convenience, the ground floor also features a separate utility room, accessible from both the kitchen and the rear garden. Additionally, a practical WC is conveniently located on this floor.

Moving to the upper level, you'll discover four spacious double bedrooms, each offering comfort and privacy. The master bedroom is a true highlight, featuring an en suite shower room. This private oasis provides a serene escape for the homeowners, complete with modern fixtures and finishes. The remaining three double bedrooms on the upper level share a well-appointed family bathroom. This bathroom includes both a separate bath and shower, catering to different preferences for relaxation or quick refreshment.

Externally, the property is equally impressive. An attached garage offers convenient parking and additional storage options. The front and back gardens are thoughtfully landscaped. A patio area in the back garden is perfect for al fresco dining or simply enjoying the outdoors. In brief the property comprises:

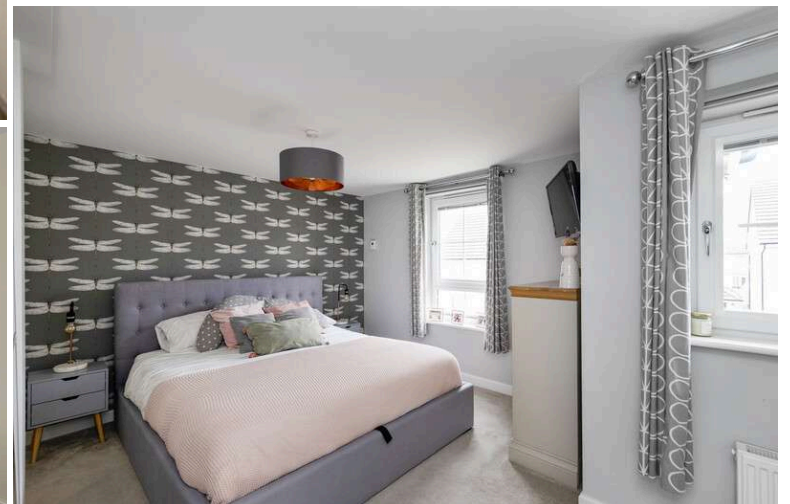
- Spacious south facing living room
- Stylish kitchen/dining room with adjoining utility room
- Handy downstairs WC
- Four double bedrooms with the master bedroom featuring an en-suite
- Modern family bathroom with both shower and bath
- Gas central heating and double glazing
- Garage and driveway
- Front and back gardens

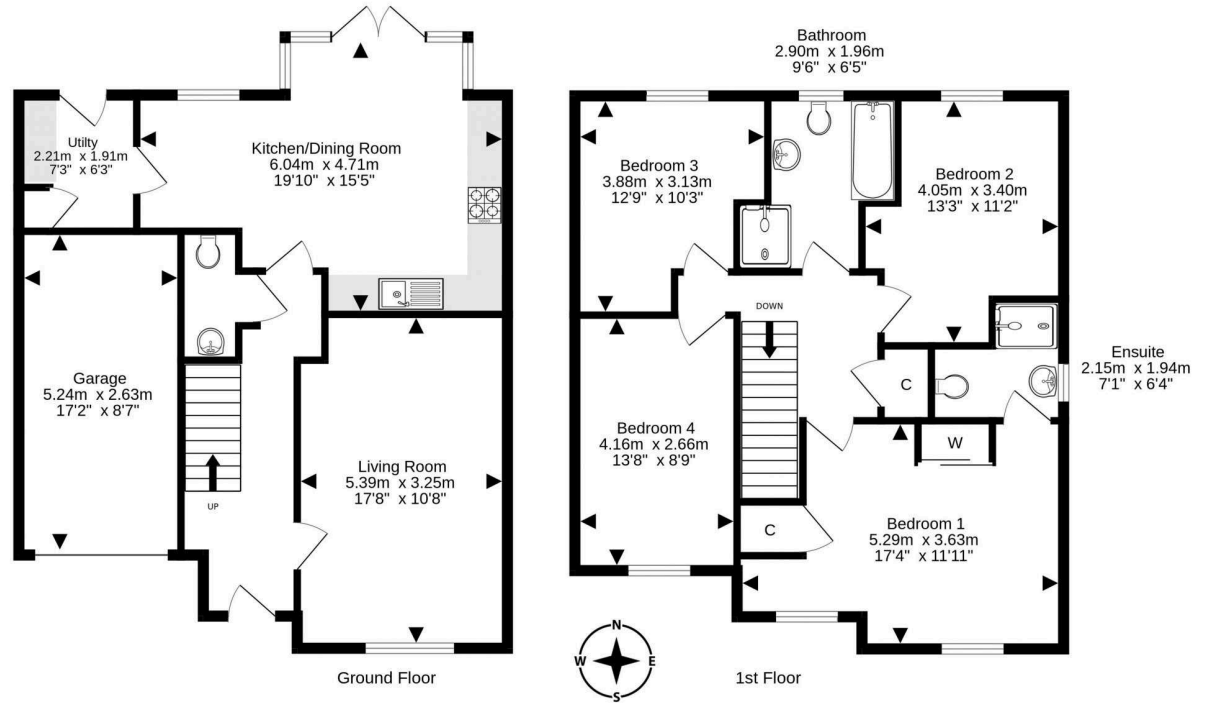
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Extras: the blinds, wardrobes, integrated fridge/freezer and shed, which benefits from electrical power will be included. EPC Rating Band B

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 with Frogston Primary School being within easy walking distance and St Catherines RC primary School also nearby. 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 ©2023