



23 Clippens Drive  
BURDIEHOUSE | EDINBURGH | EH17 8TU

  
**warners**  
solicitors & estate agents







## 23 Clippens Drive

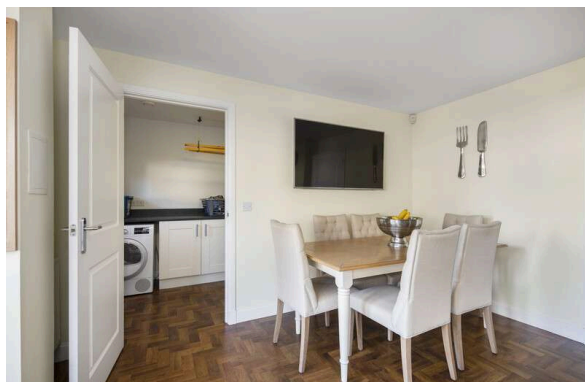
BURDIEHOUSE | EDINBURGH | EH17 8TU

Immaculately presented five bed detached villa boasting spacious and flexible family living space and a good sized private garden, tucked away on a sought after modern development with excellent transport links close at hand and easy access to the superb Straiton Park amenities.

Viewing is essential to appreciate the true walk-in condition interior of this superb home. More than ample public living space is provided, including a comfortable dual aspect living room and a large kitchen/dining/family room with French doors opening out onto an elevated deck providing the ideal spot for a glass or wine or a barbeque. Pale tone units create clean modern lines within the kitchen, which comes fully equipped and ready to use with a range of appliances. Lying off the kitchen is a handy utility room, which in turn accesses the downstairs WC facility.

The welcoming entrance hallway has an under stair store cupboard and a stairway leading up to the first floor level. Here you'll find the two main double bedrooms, each benefiting from an en-suite facility with large shower cubicle, double bedrooms 3 and 4, a fifth bedroom suitable for a child or perhaps working from home, and the family bathroom. A hatch and pull down ladder from the upper landing lead to the partly floored loft providing great storage space.

In addition to the low maintenance composite decking, the private, fully enclosed rear garden has a stretch of lawn for children to play on and planted borders. To the front is an area of lawn, and a monobloc drive allowing parking for two vehicles leading to the single integral garage with power.



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







- Superb sized family accommodation
- Living room
- Kitchen/dining/family room
- Utility and WC
- Five bedrooms
- Two with en-suite facilities
- Family bathroom
- Entrance hallway
- Gas central heating
- Double glazing
- Karndean flooring downstairs
- Ladder access to part floored loft with light
- Garage
- Monobloc drive
- Front garden
- Fully enclosed rear garden with deck and lawn
- Easy access to transport links and local amenities

Extras included in the sale are all curtains, blinds and light fittings, washing machine, tumble dryer, TVs in kitchen and bedroom. Items of furniture and garden furniture may be available by separate negotiation. EPC rating C.

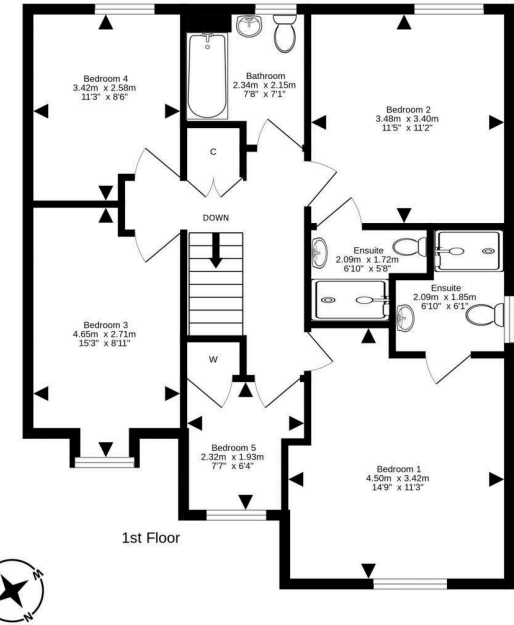
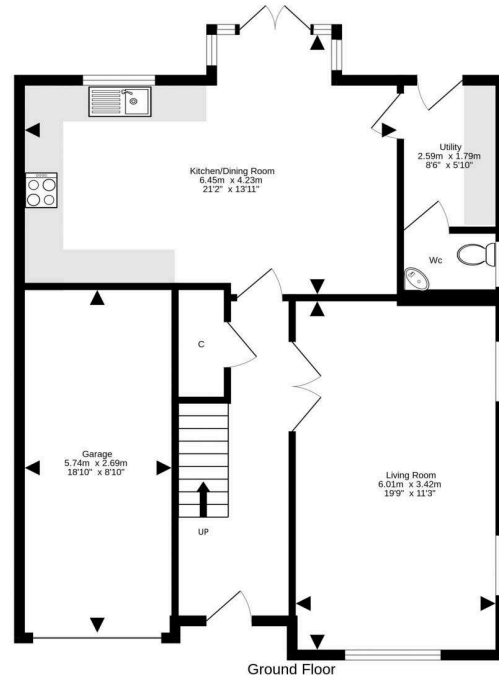




The subjects are located in the Burdiehouse area of Edinburgh, which lies to the south of the City Centre. The property is well positioned to take advantage of a number of shopping outlets at nearby Straiton Retail Park, including a Sainsburys store and Ikea. Further facilities can be found in adjoining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