



19 Clippens Drive
BURDIEHOUSE | EDINBURGH | EH17 8TU


warners
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Superbly presented three bed semi detached villa in walk in condition in a quiet, tucked away location, with excellent transport links close at hand and easy access to the local amenities and Straiton Retail Park.

This lovely home would make an ideal starter home for a couple or young family and boasts a stylish and spacious interior in great order throughout. At ground floor level is the comfortable living room with French doors out to the garden, a contemporary style kitchen fitted out with dove grey units and integral appliances, with space for a breakfasting table, a WC and a handy utility cupboard off the hall. Upstairs you'll find two double and one single bedroom, and the family bathroom with mixer shower. The principal bedroom features a built-in mirrored wardrobe and cupboard, with further storage being provided within the mostly floored loft space, reached by a pull down ladder. To the rear of the house is a good sized private garden, fully enclosed and safe for young children or pets. A lawn and decking area provide space for outdoor relaxation and there's a paved area to the side suitable for a storage unit. Directly beyond the garden is a large car park for use by the residents, with on-street parking also available to the front.

- Entrance hall, utility cupboard and WC
- Living room with French door to garden
- Beautifully fitted breakfasting kitchen
- Three bedrooms
- Family bathroom
- Gas central heating
- Double glazing
- Floored loft with ladder and light
- Fully enclosed garden with lawn and deck
- Residents' car park to rear

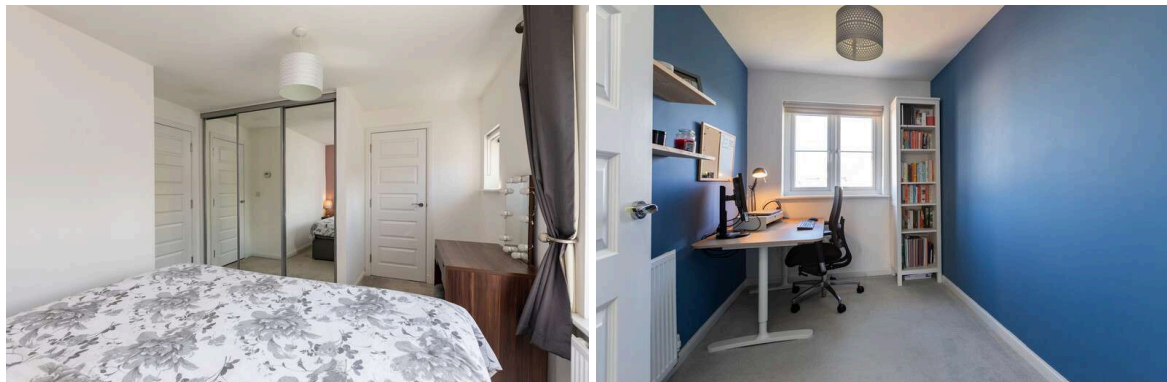
PRICE & VIEWING: Please refer to our website, www.warnerslp.com or call us on 0131 667 0232.

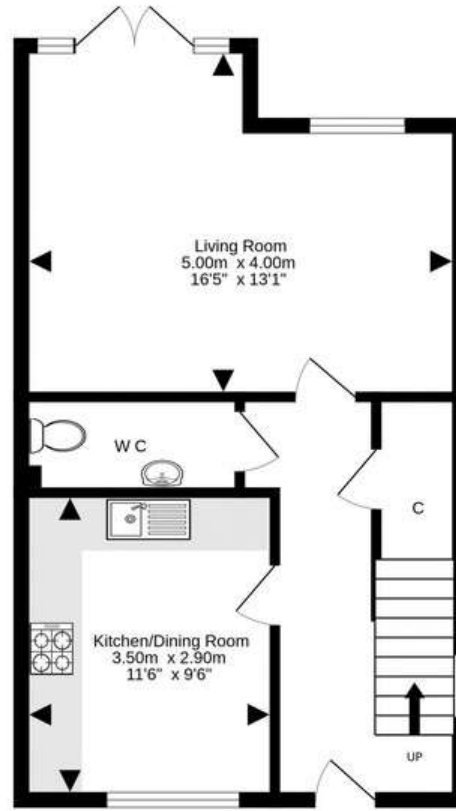


All integrated kitchen appliances and some blinds are included in the sale.

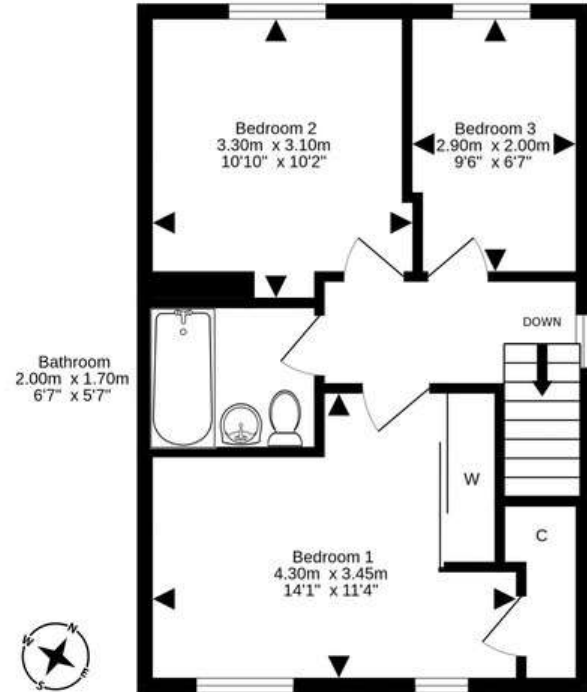
EPC RATING C.

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.





Ground Floor



1st Floor

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