



23 Durie Loan
BURDIEHOUSE | EDINBURGH | EH17 8TT


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Set on a quiet street, moments from excellent local amenities, quick transport links and vast open green spaces is this immaculately presented spacious three-bedroom semi-detached house, making for an ideal early family or first-time buyer home.

Boasting a private rear garden and ample residents parking, this property would make an ideal buy in a highly sought-after location.

The ground floor of the property comprises a welcoming entrance hallway, bright and comfortable lounge with storage, built-in shutters and access to the kitchen. The contemporary dining kitchen benefits from white gloss wall and base units, dishwasher, gas hob, double oven and extractor hood. This room also allows space for dining and provides access to the sunny rear garden through the double french doors. The utility room and a WC complete the ground floor. The first floor boasts a spacious double bedroom to the front with a walk-in cupboard, additional built-in wardrobes and built-in shutters, a second double bedroom to the rear offers space for furniture arrangements whilst the single bedroom can also be used as an office space. A fully tiled family bathroom with mains shower and towel radiator completes the rooms. The property further benefits from a floored attic space, security cameras, a fully functioning alarm, HIVE gas heating system and uPVC double glazed windows. To the rear there is a secure, well-maintained private garden with wooden decking, paved patio, astro, flower beds, shed and an outside tap.

- Three Bedroom Semi-Detached House
- Excellent local amenities including Straiton Retail Park and Gracemount Leisure Centre
- Frogston Primary School within walking distance
- Private rear garden with good sized patio, decking, astro areas and shed
- Welcoming hallway
- Bright lounge with built-in shutters and good storage cupboard
- Contemporary integrated kitchen with double French doors to the rear garden
- Utility room with washing machine & W/C
- Three bedrooms, the master with built in wardrobes and shutters
- Stylish bathroom with shower over bath
- Gas central heating (HIVE) & uPVC double glazing

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

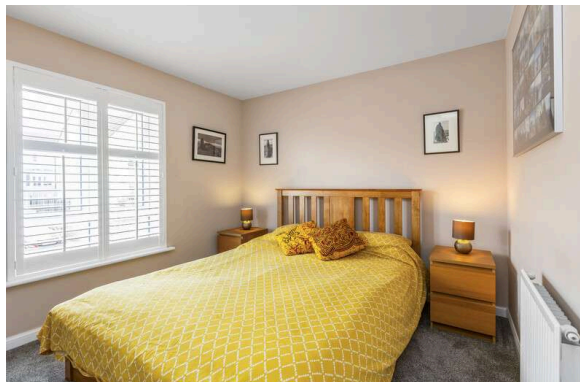


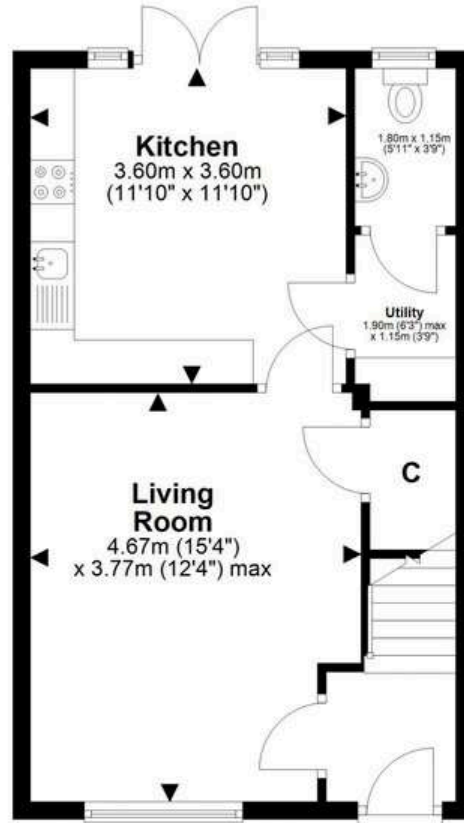
Extras included in the sale are all fixtures, fittings, floors coverings, shed, white goods and appliances, and two televisions. Other items (including sofas, dining table and chairs, trundle bed) may be available through separate negotiation.

EPC rating C.

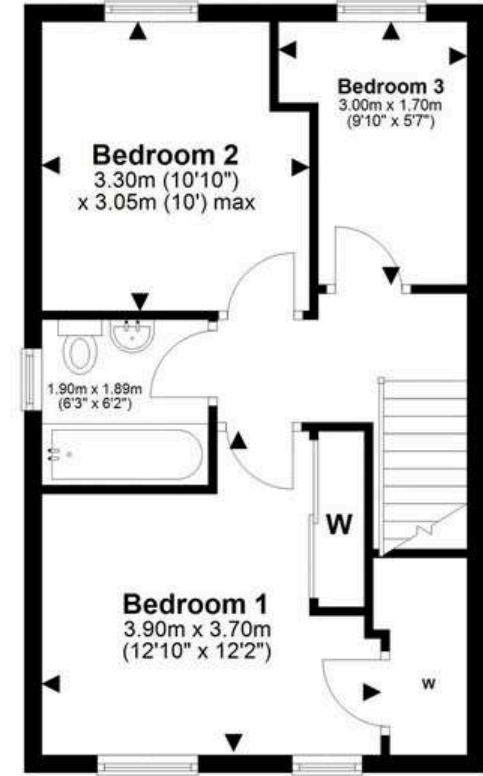
A quarterly factoring fee of approximately £20 is payable to James Gibb Residential Factors, for the upkeep of the communal grounds on the development.

Burdiehouse is a sought-after area approximately five miles 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, M&S Food Hall, Lidl, Ikea and an upcoming Aldi. Gracemount Lesiure Centre has a swimming pool, gym and a range of fitness classes. Further facilities can be found in adjoining Liberton and Gilmerton, with Cameron Toll Shopping Centre just a short drive away. Open spaces include the Braid Hills and Pentland Hills as well as a choice of local golf courses. Schooling is well represented from nursery to senior level. An efficient public transport network operates to most parts of the city and surrounding areas. There is quick access to the City Bypass and main motorway networks are also within easy reach.





Ground Floor



First Floor



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.