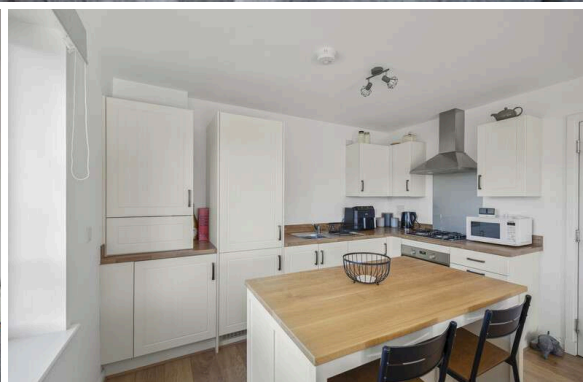




1/10 Fells Way
BURDIEHOUSE | EDINBURGH | EH17 8TZ


warners
solicitors & estate agents



1/10 Fells Way

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Well presented top floor two bedroom flat situated in an attractive modern development located in the popular Burdiehouse area of Edinburgh to the South of the city centre and within walking distance of Straiton retail park. This stylish property is offered in move in condition and would make an excellent home in a sought after area.

The property comprises a bright and spacious open plan kitchen living room that currently comprises two Juliet balconies, an island, gas hob, oven and fan, fridge/freezer and the boiler cupboard. There are two well-proportioned bedrooms, with the master bedroom benefitting from built in storage and an ensuite shower room. The hall has a useful storage cupboard and secure entry and completing the accommodation is the bathroom with shower over the bath and a heated towel rail. The property also benefits from double glazing, gas central heating and a residents car park. Early viewing is highly recommended.

- Entrance hall
- Bright and Spacious open plan living with two Juliet balconies
- Fitted Kitchen
- Two bedrooms, one with an ensuite
- Further bathroom with shower over the bath
- Ample storage
- Double glazing and Gas Central Heating
- Residents parking

Factor fee is approx. £100 per month, with a £200 deposit.

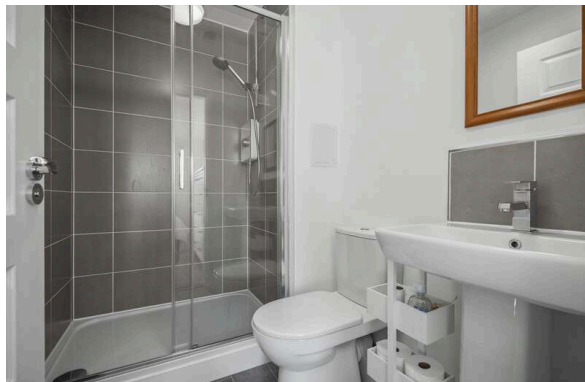
EPC Rating B.

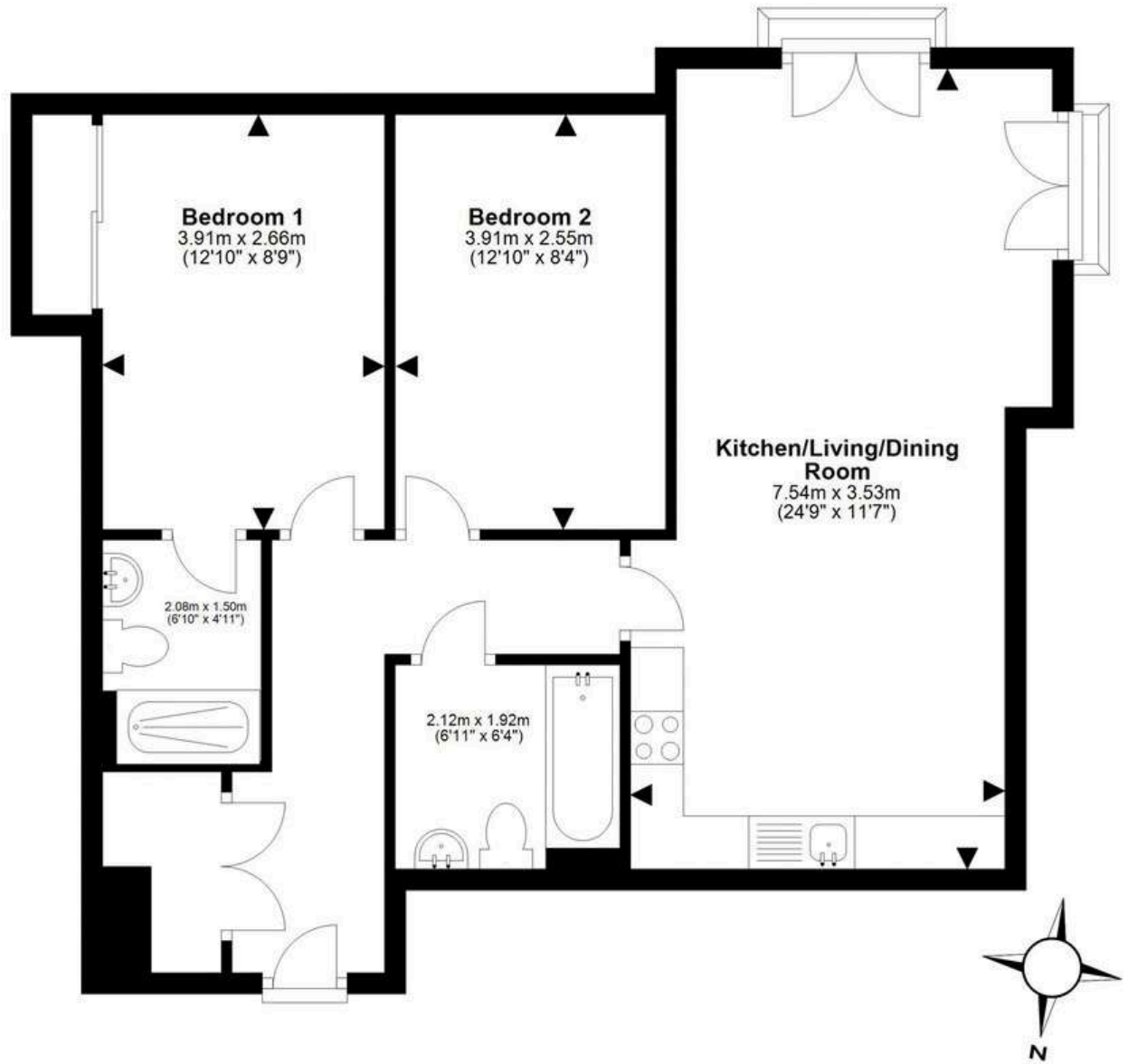
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fittings and integrated appliances will be included in the sale.

The property is located in the sought-after Burdiehouse area which lies approximately five miles south of the city centre. There is an excellent choice of shopping outlets on hand at Straiton Retail Park which includes a Marks and Spencer and Sainsbury. Schooling is well represented from nursery to senior level and the property is also ideally positioned for those connected to the Royal Infirmary. Regular bus services operate to and from the city centre and to the surrounding areas with the city by-pass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.





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.