



7 Clippens Drive
EDINBURGH | EH17 8TU


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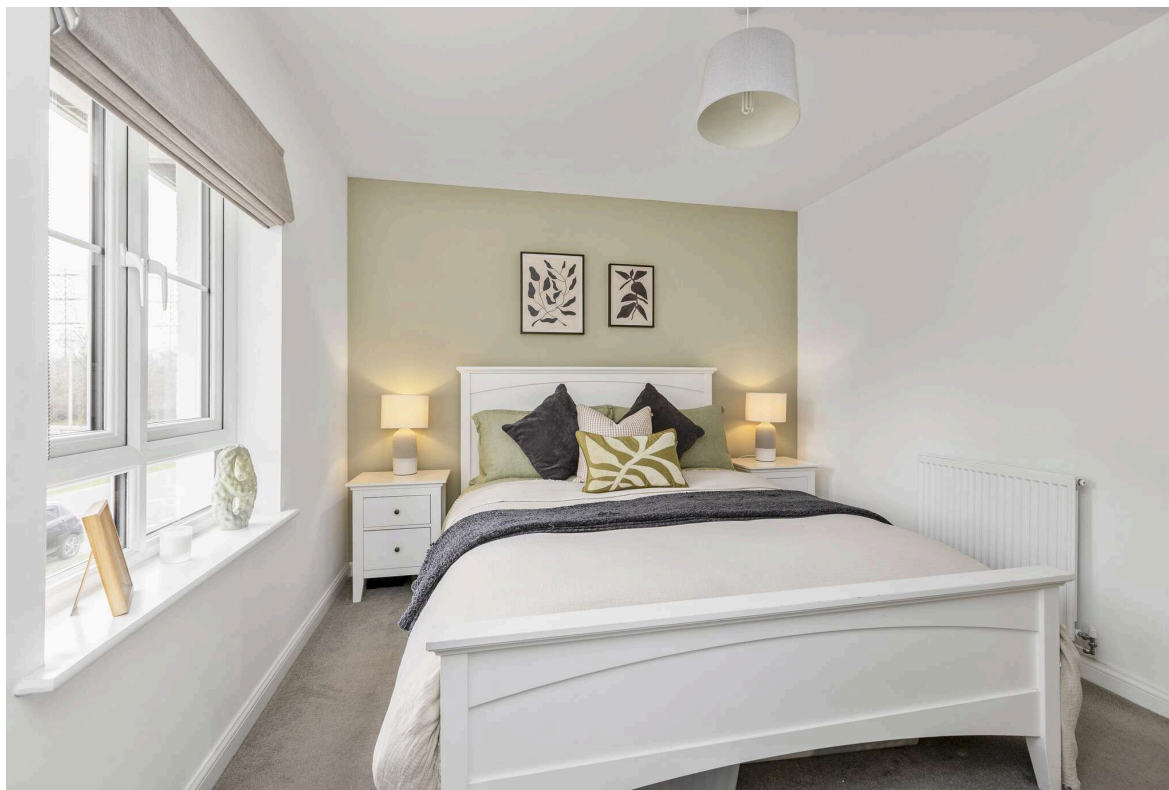
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Set in the heart of a modern, manicured development moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented terraced house. Boasting gas central heating, double glazing, and ample resident's parking this property would make an ideal buy in a well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with generous dining space and French doors to the rear garden, a contemporary kitchen with attractive units and downstairs is completed by a wide W/C. Following up a carpeted staircase the upper level enjoys a master bedroom with built-in mirrored wardrobe and further storage cupboard, two further bedrooms and the home is completed by a stylish bathroom with shower over bath. Externally the fully enclosed rear garden is mainly laid to lawn with a paved section ideal for al fresco dining.

- Modern terraced house in move-in condition
- Quiet, well-connected modern development
- Private gardens and resident's parking
- Welcoming hallway
- Bright lounge with dining space
- Contemporary kitchen
- Three bedrooms
- Bathroom and a W/C

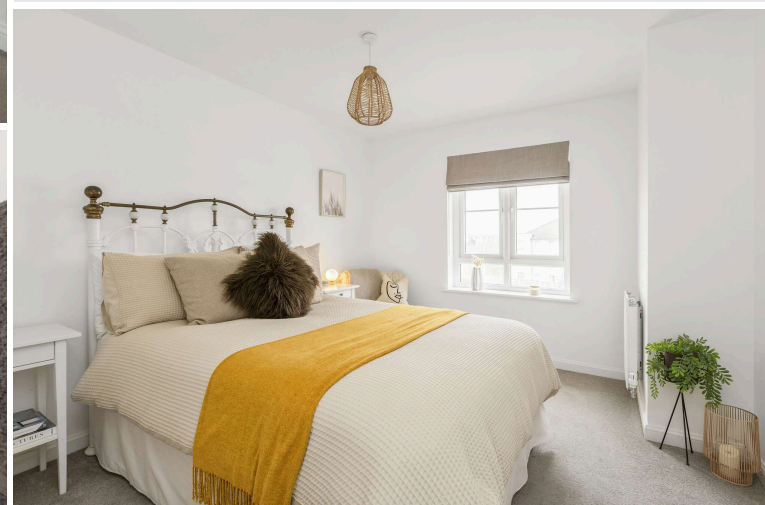
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

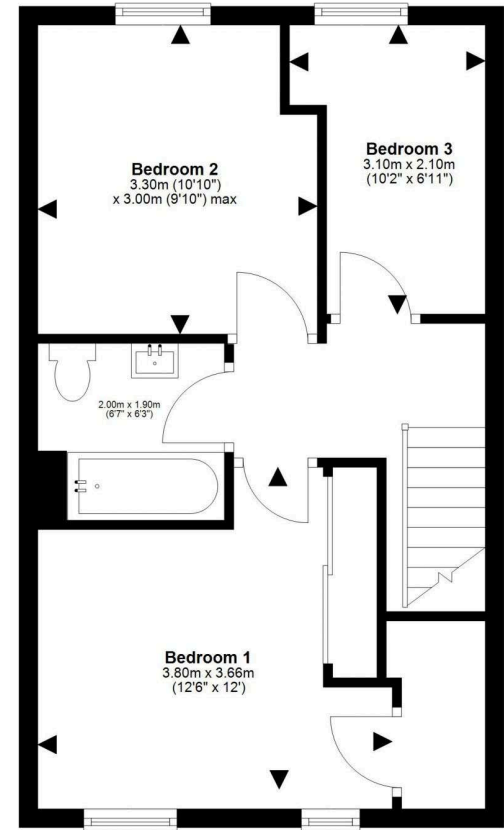
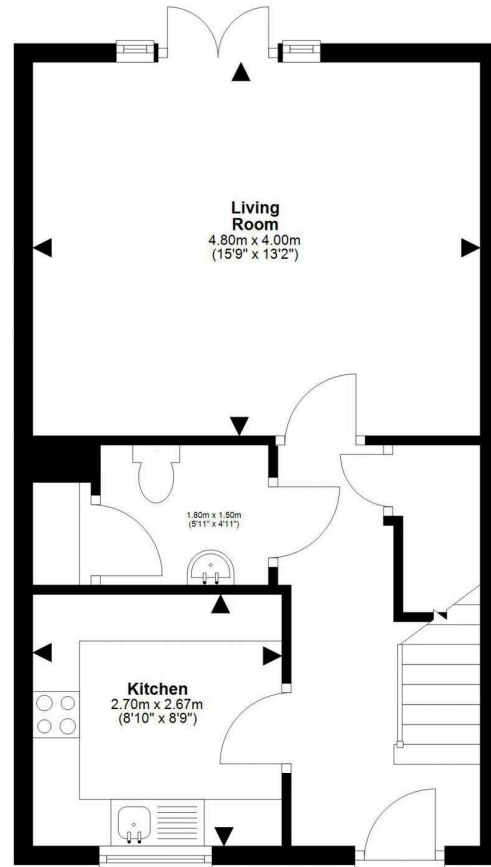


The subjects are located in the Burdiehouse area of Edinburgh which lies to the south of the City Centre. The property is well positioned to take advantage of a number of excellent shopping outlets at nearby Straiton Retail Park, including a Sainsburys store and Ikea. Further facilities can be found 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 vast open green spaces of the Pentland Hills are conveniently close. There are an abundance of golf courses, a swimming pool and Hillend ski centre moments away. The Royal Infirmary is conveniently close and the City Bypass and main motorway networks are also within easy reach.

EPC B, Council tax D, Factor is managed by Ross and Liddell and costs around £48 per quarter which covers landscaping and work to communal areas.

Extras included in this sale are curtains, blinds, tv bracket, dishwasher and fridge.





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