



33 Durie Loan  
BURDIEHOUSE | EDINBURGH | EH17 8TT

  
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Superbly presented and quietly positioned three bed detached villa offering excellent family sized accommodation finished off with stylish fittings and boasting a large, fully enclosed rear garden. Ideal location for easy access to City Bypass and the varied Straiton Retail Park amenities.

There's plenty on offer within this lovely, ready to move into home to appeal to families, including contemporary living space with all modern comforts, on-trend fittings in the kitchen, bathroom and en-suite, and more than ample storage facilities. Private outdoor space within the fully enclosed garden allows children to play on the lawn and adults to relax on the patio area. A two car monobloc drive provides off street parking and leads to the integral single garage.

- Entrance hallway
- Bay window living room
- Beautifully fitted and fully equipped dining kitchen
- Utility room and downstairs WC
- Principal double bedroom with dressing area and mirrored wardrobe
- En-suite shower-room
- Two further bedrooms
- Family bathroom
- Double glazing
- Gas central heating
- Private front lawn
- Fully enclosed and child friendly rear garden
- Garage and monobloc drive

Factor fee for the upkeep of the shared estate grounds. James Gibb Residential Factors approximately £20 quarterly.  
EPC Band C, Council Tax E

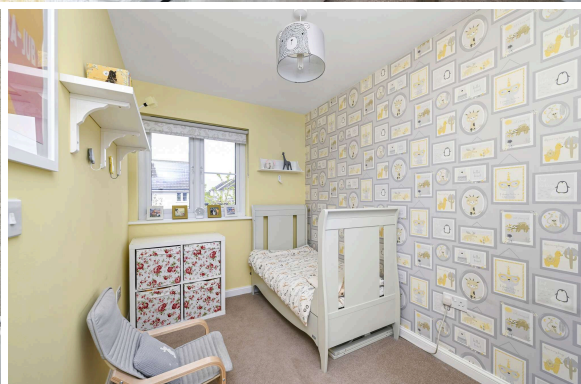
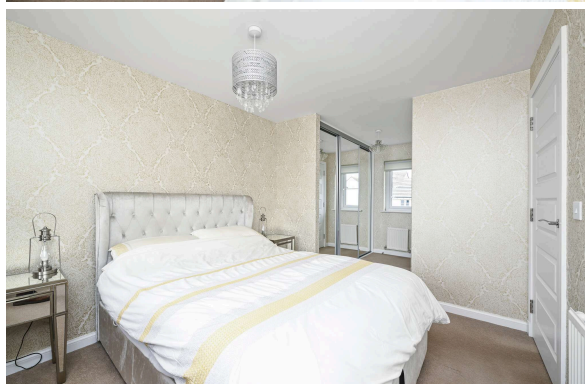
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

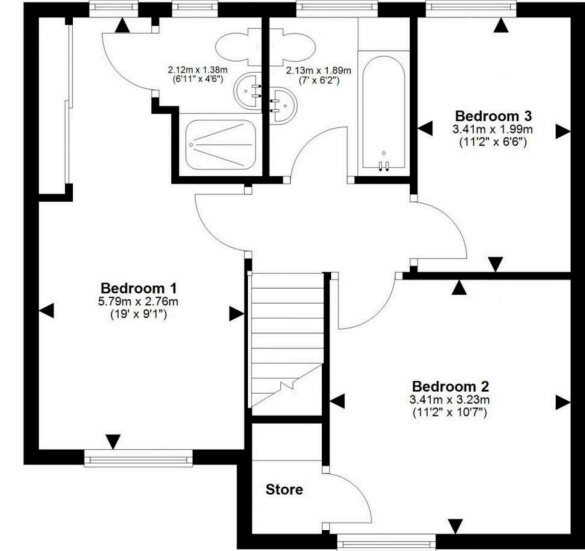
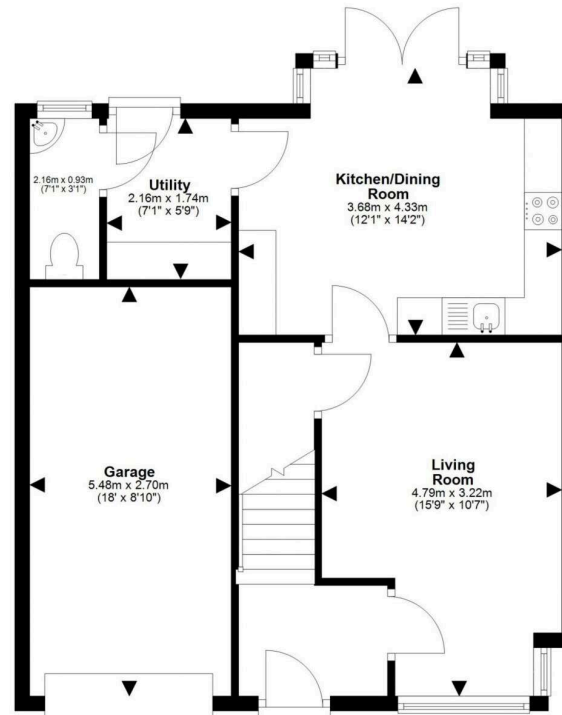




The property is situated within the popular Burdiehouse area of Edinburgh, which lies to the south of the City Centre. This is a great position to take advantage of a superb choice of shopping outlets at nearby Straiton Retail Park, including a Sainsburys store and Ikea. Further facilities can be found 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.

All fixtures, fittings, integrated appliances such as the fridge freezer and dishwasher, curtains and blinds excluding the curtains in the primary bedroom will be included in the sale. while the washing machine may be available with separate negotiation.





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.