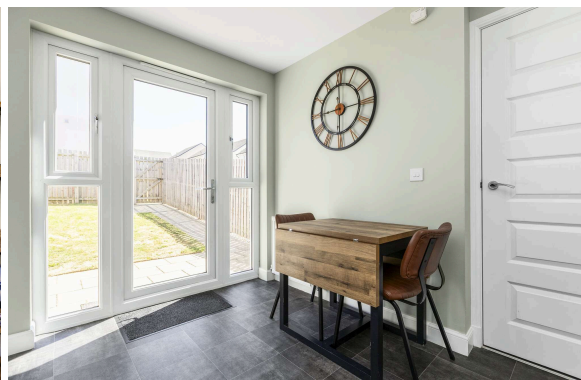




98 Clippens Drive  
BURDIEHOUSE | EDINBURGH | EH17 8TU

  
**warners**  
solicitors & estate agents



## 98 Clippens Drive

BURDIEHOUSE | EDINBURGH | EH17 8TU

Warners are delighted to present this beautifully maintained two-bedroom, mid-terraced home, ideally situated in a popular residential development in Burdiehouse, to the south of Edinburgh.

This charming property offers an excellent opportunity for first-time buyers, young families, or professionals, with superb access to the City Bypass, A1, and a range of efficient public transport links into Edinburgh city centre and beyond.

Upon entry, a welcoming vestibule leads into a spacious and well-proportioned lounge, featuring a generous storage cupboard and ample space for freestanding lounge furniture. From here, the home flows into a stylish breakfasting kitchen, fitted with sleek white gloss base and wall units, contrasting worktops, and integrated appliances including a fridge freezer, electric oven, and gas hob.

A practical utility room and convenient ground-floor W/C complete the lower level, while patio doors from the kitchen open out to a delightful south-facing rear garden—perfect for relaxing or entertaining, with a small patio area and a lawned section enjoying plenty of sunshine.

Upstairs, the property boasts two generously sized double bedrooms. The principal bedroom benefits from built-in storage and an eye-catching feature wall, while a fully tiled family bathroom completes the accommodation with a contemporary white three-piece suite and shower over bath.

Further benefits include gas central heating, double glazing, and residents' parking.

- Modern 2-bed mid-terrace in popular Burdiehouse
- Excellent transport links (Bypass, A1, city centre)
- Stylish kitchen with integrated appliances
- South-facing garden with patio
- Two spacious doubles with storage
- Bathroom, W/C, and utility room
- Factor fees Ross & Liddell approximately £60 quarterly

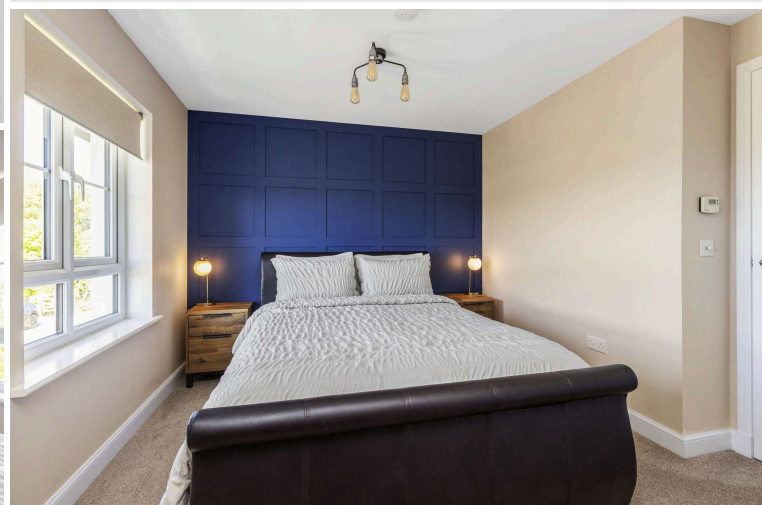
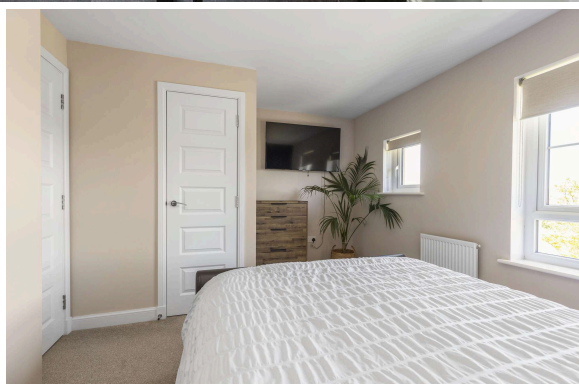
Energy Rating B, Council Tax D

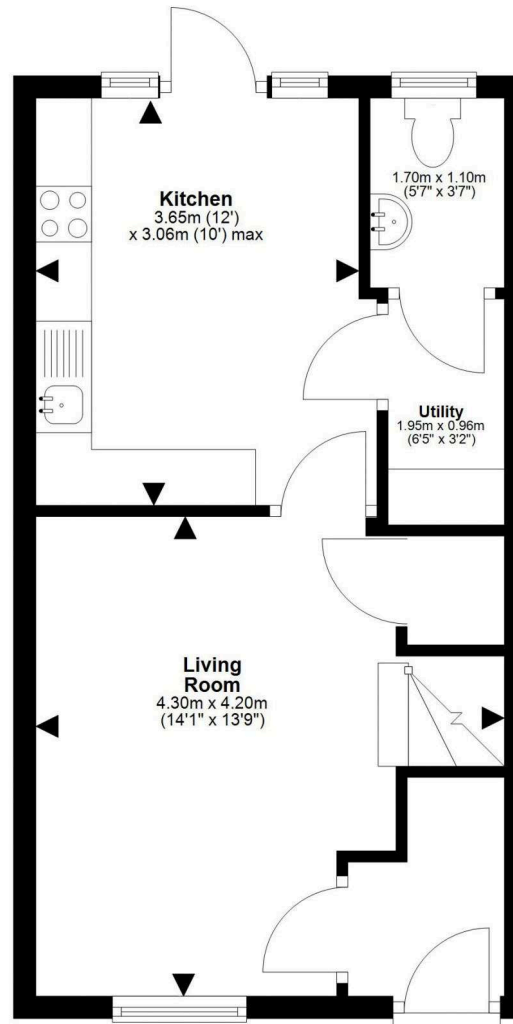
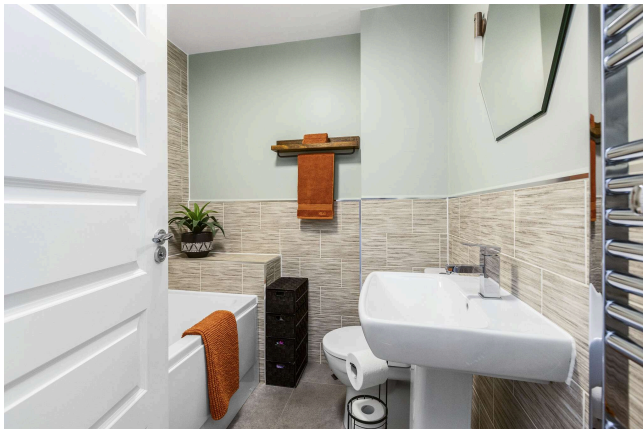
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



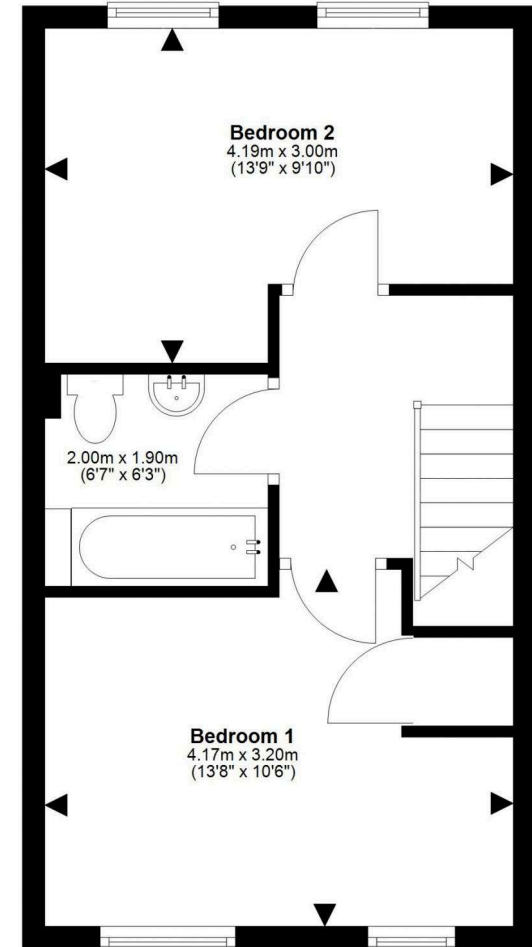
All fixtures, fittings, integrated appliances, washing machine, living room curtains, blinds and wardrobe are included in the sale.

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.

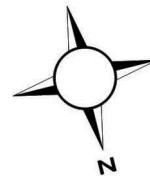




Ground Floor



First Floor



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.