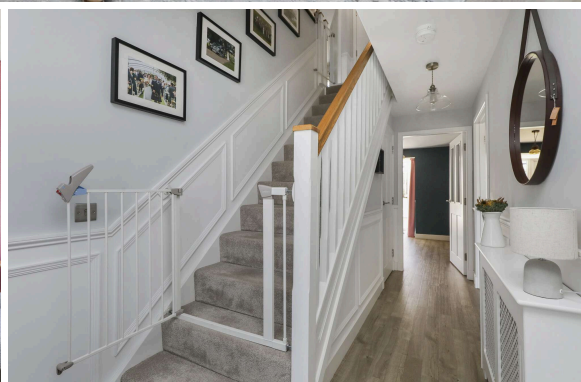




39 Printonan Crescent
MORTONHALL | EDINBURGH | EH17 8GF


warners
solicitors & estate agents





39 Printonan Crescent

MORTONHALL | EDINBURGH | EH17 8GF

Beautifully presented four-bedroom detached home forming part of a sought-after modern development in the peaceful Mortonhall area of Edinburgh.

This stunning home offers well-planned and flexible accommodation over two levels, has been tastefully decorated to a high standard throughout, and is offered to the market in true move-in condition. The spacious living room is flooded with an abundance of natural light. From here French doors open out to the private rear garden which boasts a charming patio area, ideal for enjoying the best of the summer weather. The open plan kitchen/dining room falls naturally into cooking and dining areas, and just off this lies a handy utility room and WC.

The principal bedroom boasts integral wardrobe storage and a stylish en-suite shower room. The three further bedrooms are all well-sized doubles, with each room having the potential to be employed as a home office, study or gym giving the property a good degree of flexibility. A modern family bathroom completes the internal accommodation. The property also comprises a private garage.

Offering immense appeal to anyone looking for a family home within reach of Edinburgh's city centre, early viewing is essential.

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





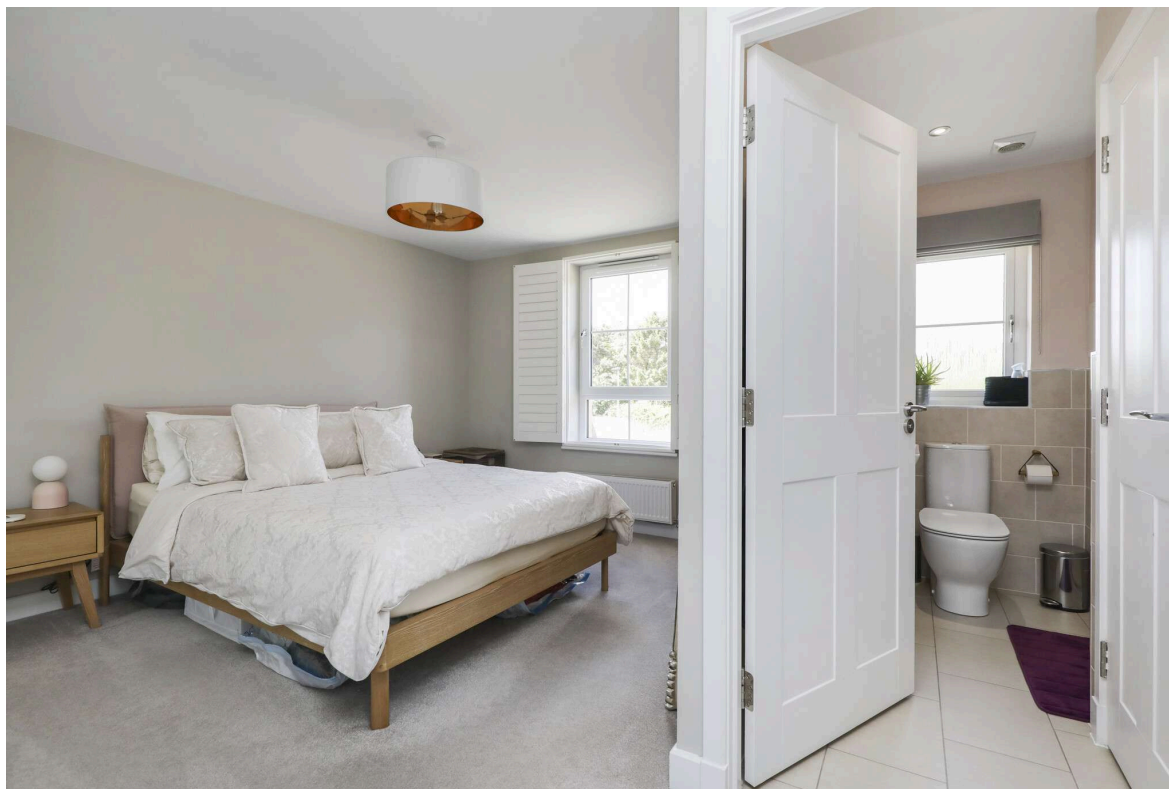
- Four-bedroom detached modern home
- Living room
- Kitchen/dining room
- Principal bedroom with en-suite
- Three further bedrooms
- Family bathroom
- Utility room
- WC
- Integral garage
- Smart soffit lights
- Driveway
- Front & rear garden

Energy Rating - B

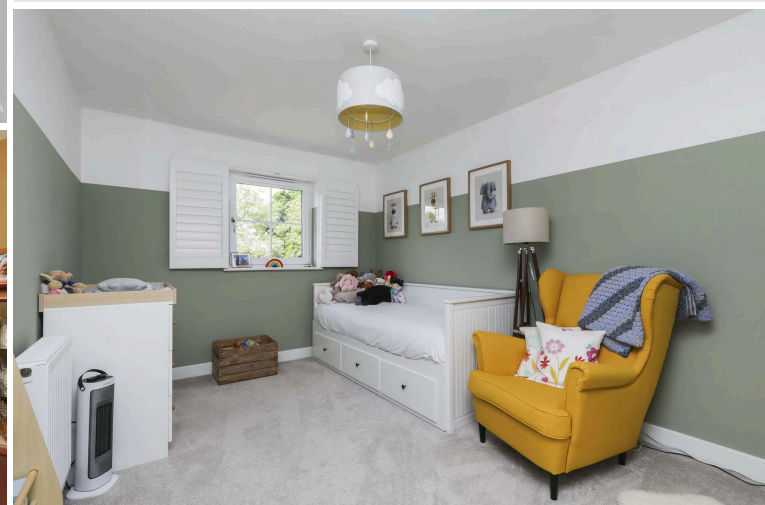
Council Tax Band - G

Factor - Ross & Liddell approximately £17 per month

All integrated appliances included in the sale. Two window shutters can be negotiated separately.



The popular Mortonhall area of Edinburgh lies to the south of the city centre. There is a good choice of shopping outlets on hand, with further amenities available at the Cameron Toll Shopping Centre and Straiton Retail Park, with Edinburgh city centre also being within easy reach. There is easy access to a number of golf courses and Hillend Ski Centre is also closeby. Schooling is well represented from nursery to senior level. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also easily accessible.







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.