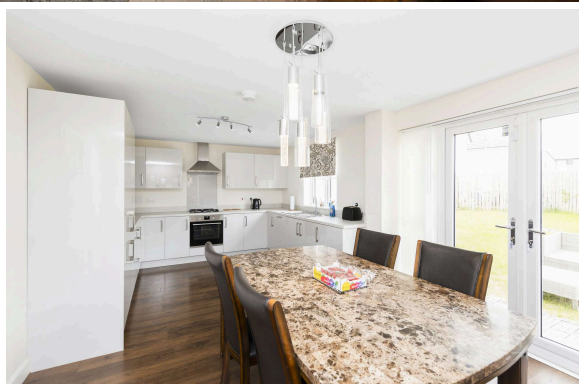




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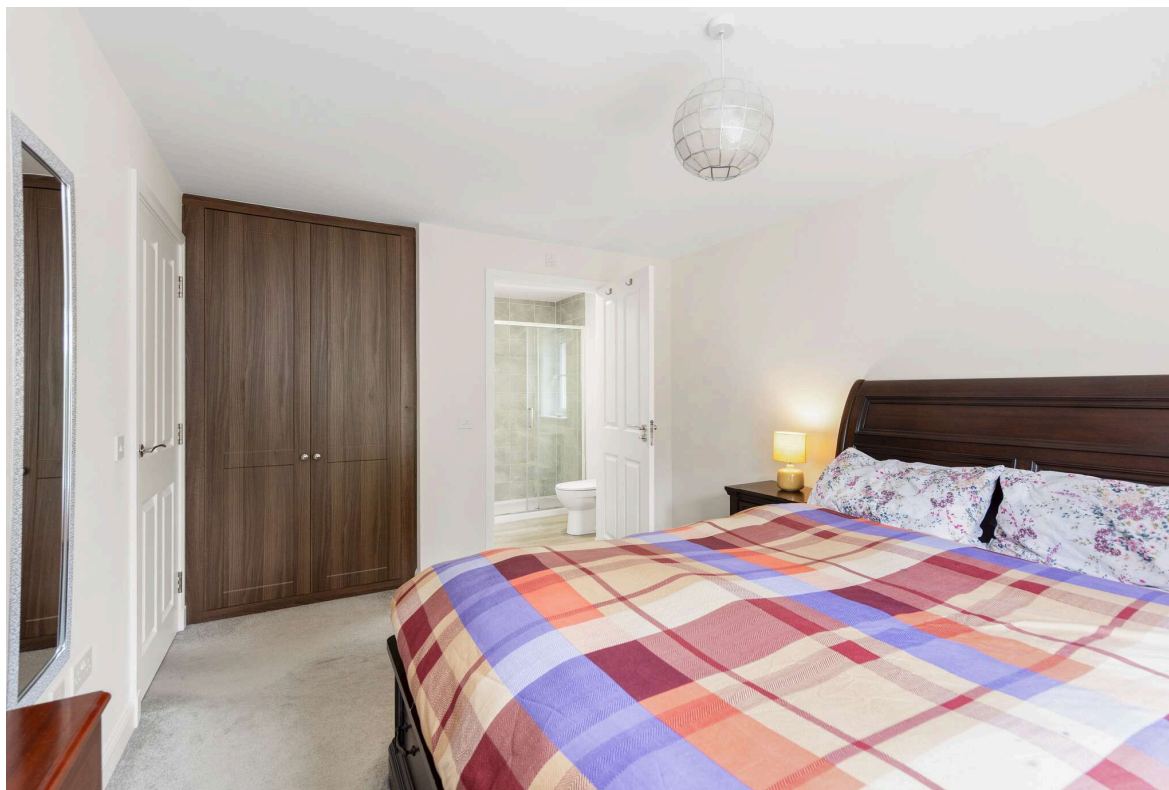
Stunningly presented five-bedroom detached family home boasting well-sized private rear garden, forming part of an established modern development in the popular Burdiehouse district of Edinburgh.

This impressive family home has been tastefully decorated to an exceptional standard throughout and offers well-planned and flexible accommodation over two levels. The living room is of an excellent size and the room is flooded with natural light creating a great for relaxing with family. The open plan kitchen/dining room is of an excellent size, falling naturally into culinary and dining areas. From here French doors provide access to the private, east-facing rear garden which will be fantastic for enjoying the best of the summer weather. A handy utility room and WC complete the accommodation on the ground level.

On the first floor the principal bedroom boasts a stylish ensuite shower room and built-in wardrobe storage. There are three further double bedrooms, all of a good size, with two of these rooms offering integral wardrobe storage. The final bedroom could alternatively be employed as a home office or gym, and a family bathroom completes the internal accommodation. Early viewing is essential to appreciate everything that this stunning home has to offer.

- Five-bedroom detached family home
- Popular location
- Living room
- Kitchen/dining room
- Principal bedroom with ensuite
- Family bathroom
- Utility room
- WC
- Integral garage
- Driveway
- Front and rear garden
- Factor fee understood to be approx £15-£20 per month

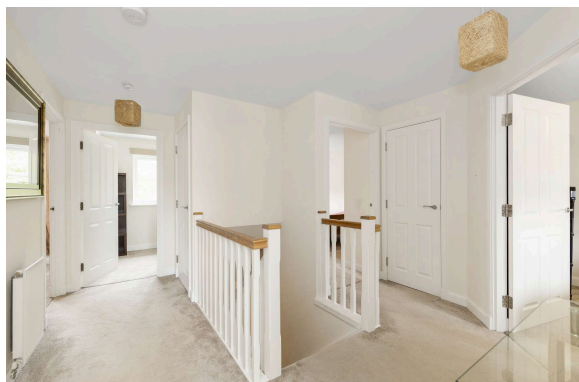
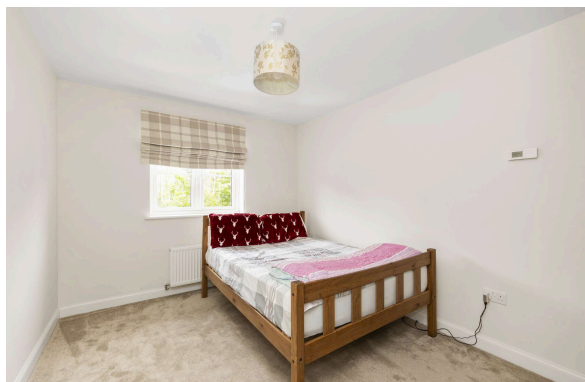
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

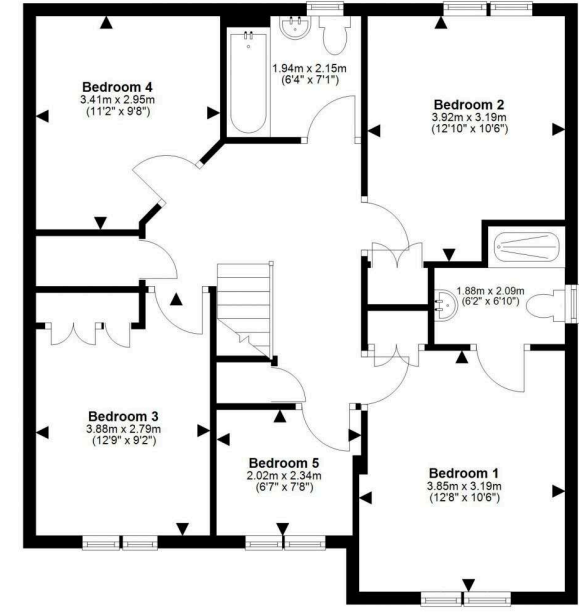
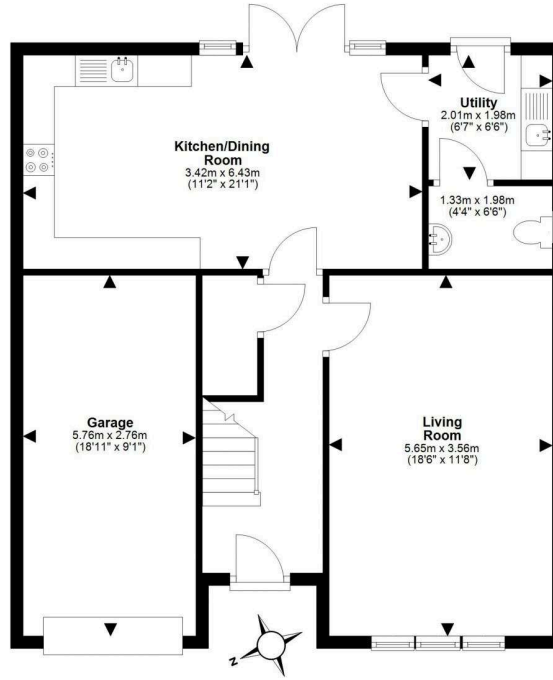


Integrated kitchen appliances, garden storage box, one outdoor garden chair, curtains (excluding living room and master bedroom), light fittings (excluding living room and pendant light over dining table) will be included in the sale. Yale alarm system is being removed.

EPC B and Council Tax G

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.





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.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

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