



27 Adit Place
BURDIEHOUSE | EDINBURGH | EH17 8GA


warners
solicitors & estate agents



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Contemporary style mid terraced villa forming a beautifully presented starter home, nicely finished off with stylish fittings throughout and benefiting from a fully enclosed garden and residents parking bays to front.

Set in a quiet residential street on a sought after development is this most appealing property, perfect for a couple or young family looking to be close to great amenities and transport links. Public living space includes a comfortable living room and a kitchen with space for dining, attractively fitted with matt white units and sage coloured tiled splash-backs. French doors from the kitchen lead out directly into a fully enclosed and child/pet friendly garden laid to lawn. Completing the accommodation on the ground floor is a handy utility room fitted in the same style as the kitchen, and a WC. On the upper floor you'll find the twin window principal bedroom featuring a mirrored wardrobe and deep store cupboard, two further bedrooms, both with a great view across the city to Arthur's Seat, and the bathroom with mixer shower and neutral tone tiled surround.

- Ideal starter home
- Lovely views to Arthur's Seat
- Quiet tucked away position
- Hall
- Living room
- Fitted dining kitchen with French doors
- Utility room
- Downstairs WC
- Principal double bedroom/mirrored wardrobe
- Two further bedrooms
- Family bathroom
- Gas central heating
- Double glazing
- Private gardens front and rear
- Residents' parking bays

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

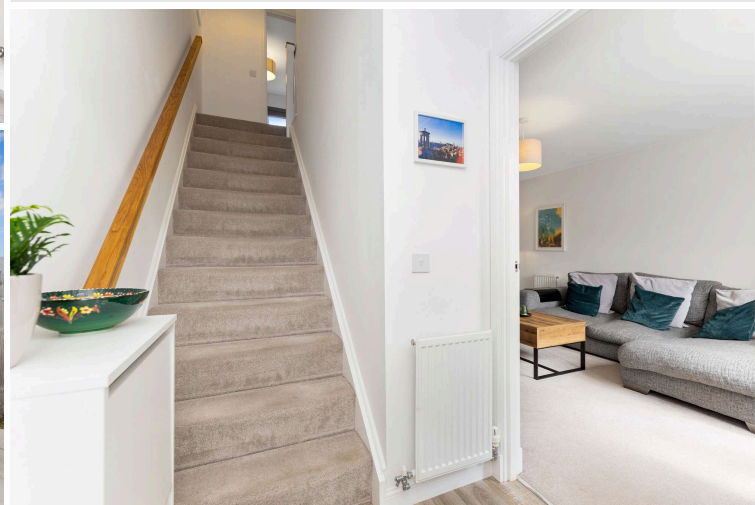


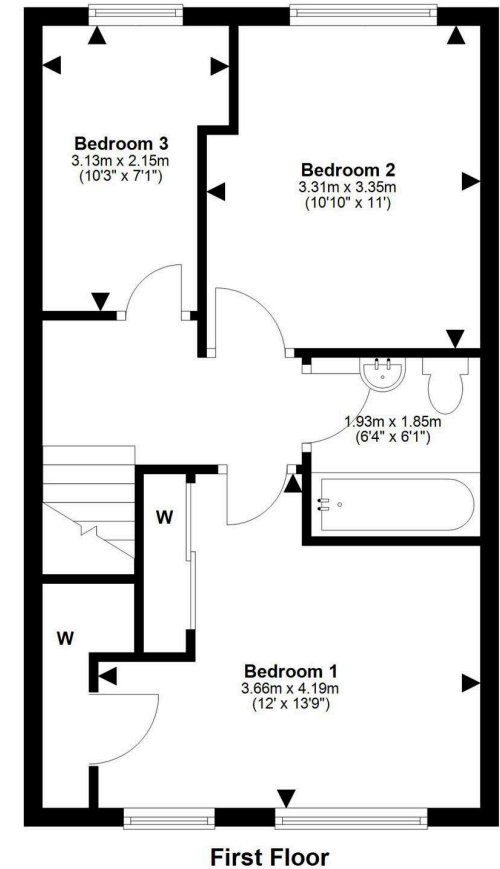
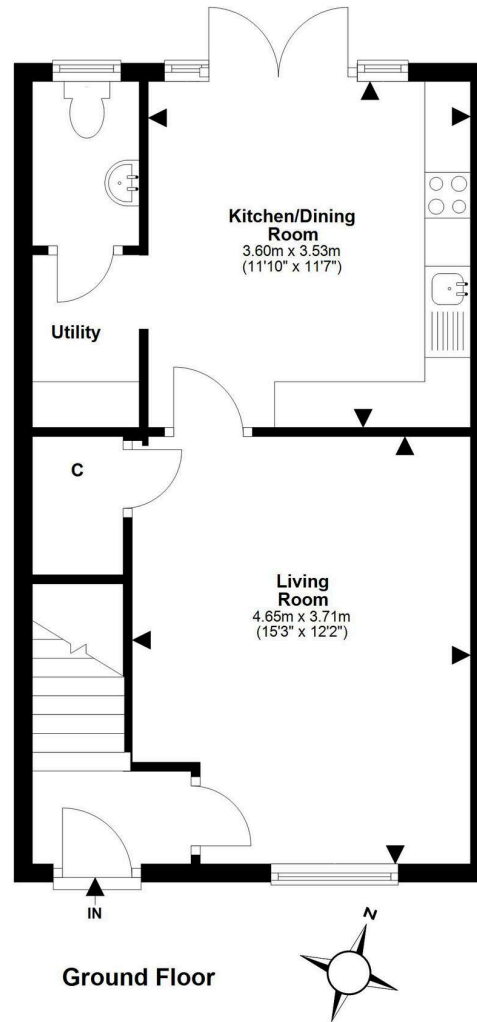
Energy Rating C, Council Tax Band D.

Factor fee covered by Ross & Liddell, approx. payment of £10 per month.

All fixtures, fittings, and integrated kitchen appliances will be included in the sale while other items of furniture can be available with separate negotiation.

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.