



25 Martin Street
BURDIEHOUSE | EDINBURGH | EH17 8GB


warners
solicitors & estate agents





25 Martin Street, Burdiehouse

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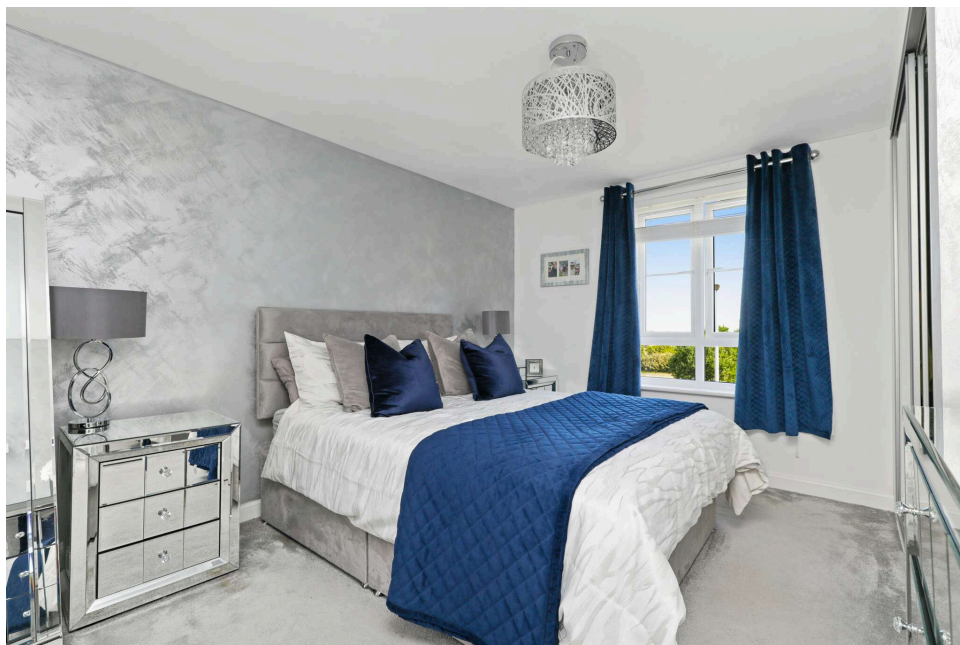
Nestled in the highly sought-after area of Burdiehouse, Edinburgh, this stunning five-bedroom detached home offers an ideal blend of modern style and practical living with an excellent location next to the city bypass whilst only around 5 miles from the city centre, ensuring a connection to the capital city and a quick escape when needed.

Downstairs the property comprises the fifth bedroom/reception room depending on one's needs, a spacious living room with stunning views over Arthur's Seat, bathed in natural light from its large window and creating an inviting space to relax or entertain. This room also features a store housing the boiler. This flows seamlessly into the contemporary kitchen dining room, which gives direct access to the garden through patio doors, perfect for family meals or hosting guests. The kitchen itself currently comprises a dining area, fridge/freezer, dishwasher, induction hob, oven and fan. A handy utility room and a convenient WC complete the lower level.

Upstairs, the home offers a further four well-presented bedrooms with built in wardrobes and two bedrooms further benefitting from ensuite shower rooms, each thoughtfully designed to provide comfort and versatility. There is also a useful study and completing the accommodation is the family bathroom with Bath and WC. Externally, the property boasts a double driveway and is complemented by a charming front garden. To the rear, a large garden with lawn, patio and a shed, ideal for relaxing or entertaining in warmer months. This property promises a superb lifestyle in a popular and well-connected area and early viewing is highly advised.

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





- Welcoming hallway
- Bright living room with views over Arthur's Seat
- Separate, modern kitchen/dining room with patio doors to the rear garden
- Converted garage providing a fifth bedroom/extra reception room
- Handy utility room and WC on the lower level
- Four double bedrooms with the both the master and second bedrooms featuring modern ensuite shower rooms and built-in wardrobes
- Contemporary family bathroom with bath and WC
- Gas central heating and double glazing

- Front and rear gardens with the rear garden featuring a lawn, shed and patio
- Double driveway
- Attic

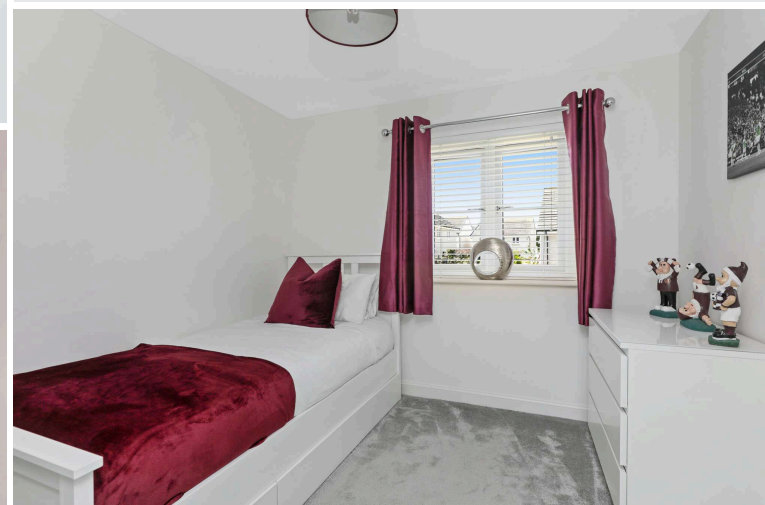
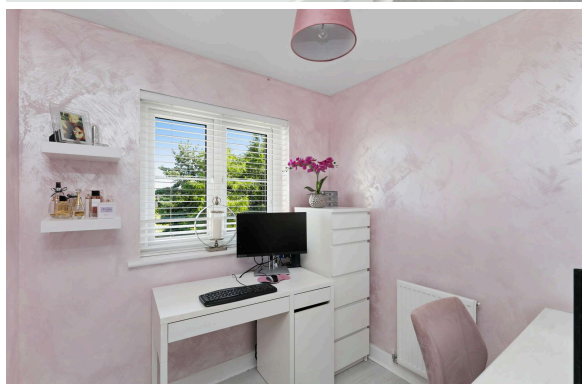
Energy Rating B. Council Tax band G.

Included in the sale will be fittings, fixtures and integrated appliances. All blinds have been made to measure, and will also be included.

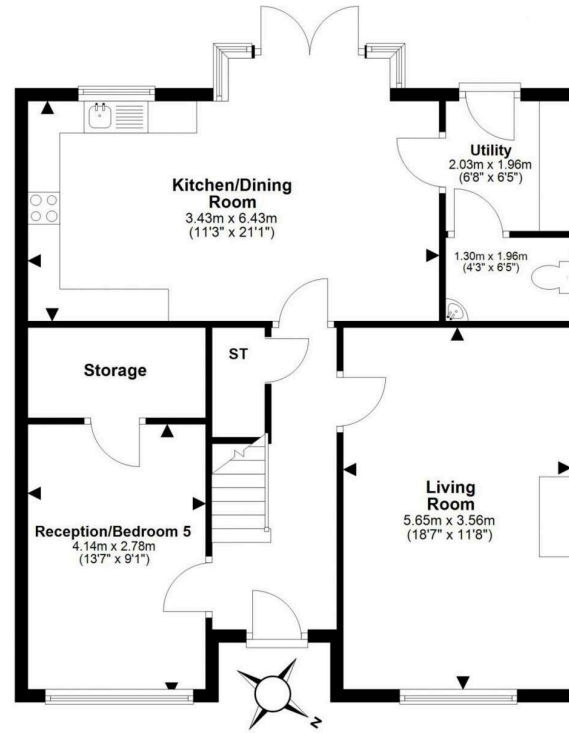
Factor fee £10 per month approx.



The subjects are located in the Burdiehouse area of Edinburgh, which lies to the south of the City Centre. The property is well positioned to take advantage of a number 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.

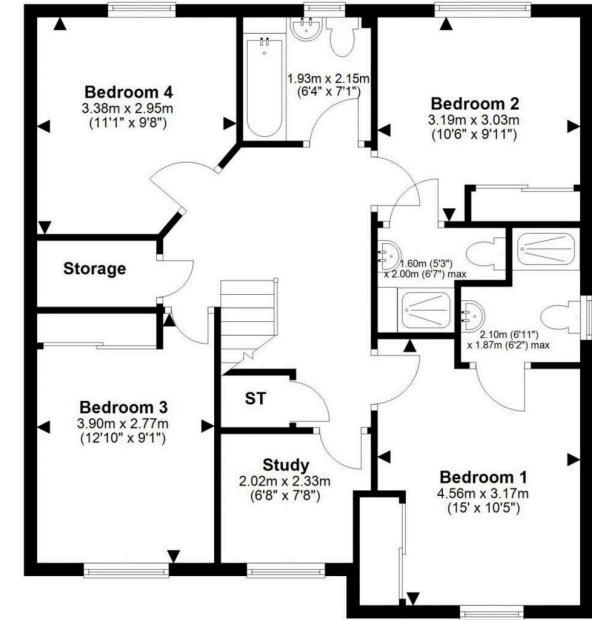






Ground Floor

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.



First Floor