



40 Lochiel Crossway
BURDIEHOUSE | EDINBURGH | EH17 8WG


warners
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Beautifully presented, three-bedroom semi-detached home offering well-planned and flexible accommodation over two levels, situated in the residential area of Burdiehouse in Edinburgh.

This stunning home has been tastefully decorated to a high standard throughout and is offered to the market in move-in condition. On the ground floor, the living room to the front of the property is flooded with plenty of natural light. The open plan, modern kitchen/dining room is of an excellent size, and from here access is provided to the private, well-maintained rear garden which boasts a patio area making it ideal for enjoying the best of the summer weather.

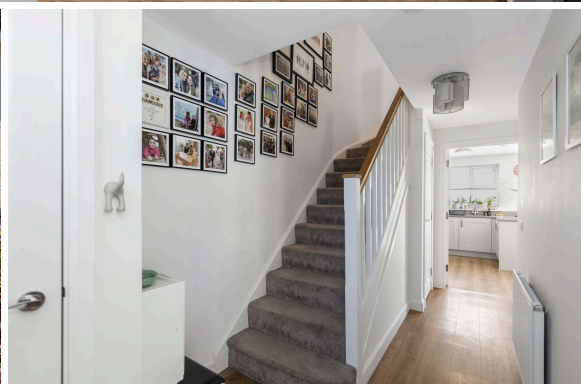
Upstairs, the principal bedroom benefits from a stylish ensuite shower room and integral wardrobe storage. The second bedroom similarly benefits from built-in wardrobe storage and the third bedroom, also of a good size, could alternatively be employed as a home office or gym giving the property a good degree of flexibility. A modern family bathroom completes the accommodation on this level.

Offering immense appeal to those looking for a family home in Edinburgh, early viewing is highly recommended.

The accommodation comprises:

- Three-bedroom semi-detached home
- Living room
- Open plan kitchen/dining room
- Principal bedroom with ensuite
- Two further bedrooms
- Modern family bathroom
- WC
- Gas central heating
- Double glazing
- Rear garden with patio area
- Front garden
- Driveway for two parking spaces

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



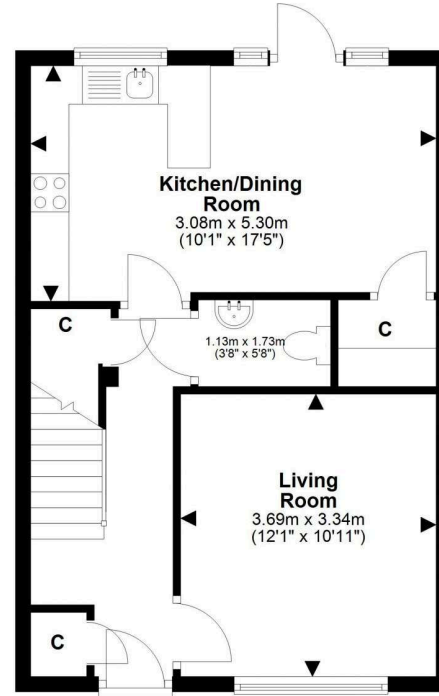
Energy Rating B, Council Tax Band E.

Fees payable to factor Ross & Liddell approx. £10 per month.

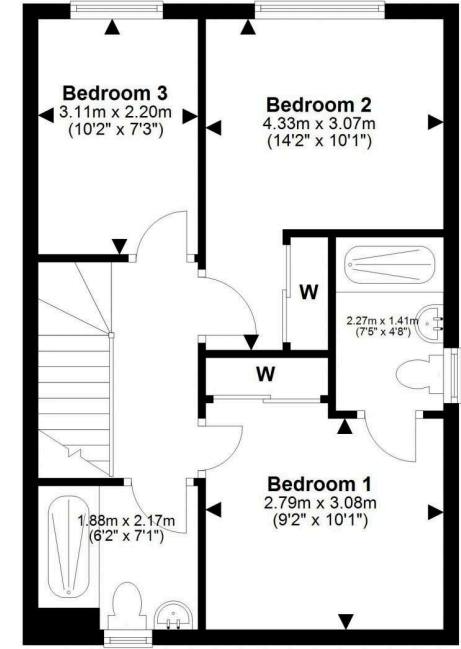
All light fittings, blinds, curtains and integrated appliances will be included in the sale.

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.