



11/6 Durie Loan  
BURDIEHOUSE | EDINBURGH, | EH17 8TT

  
**warner's**  
solicitors & estate agents





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Occupying a pleasant, tucked away position with a leafy outlook across well kept communal gardens is this generous sized, light filled first floor apartment, forming part of a sought after modern development superbly situated for easy access to the City Bypass and the excellent choice of amenities at Straiton Retail Park.

This lovely property is likely to appeal to first time buyer couples looking for a home with good sized floor space and modern fittings. The dual aspect public room is bathed in light and has an attractively fitted kitchen area featuring white gloss units and a range of integral appliances. Built-in mirrored wardrobes are in place in both the double sized bedrooms and the bathroom has been nicely fitted out with a white suite, mixer shower and tiled surrounds.

- Entrance hall/large store cupboard
- On trend open plan living/dining/kitchen
- Two double bedrooms, each with mirrored wardrobe
- Bathroom/mixer shower
- Gas central heating
- Double glazing
- Security entry phone system
- Shared gardens
- Residents parking bays
- Communal bike shed
- Short distance from excellent amenities and transport links

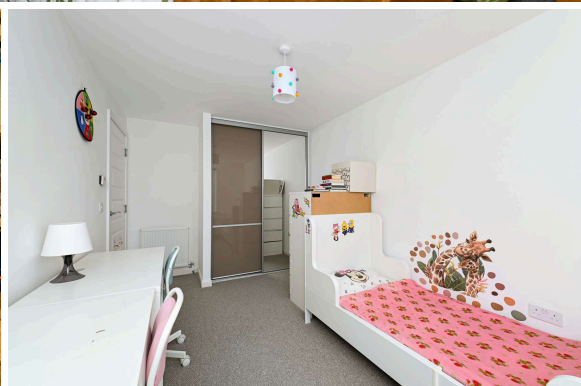
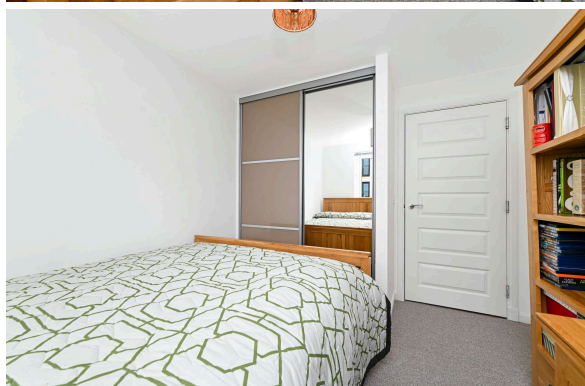
All blinds, fridge, dishwasher and washing machine included in sale. EPC Rating tbc.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

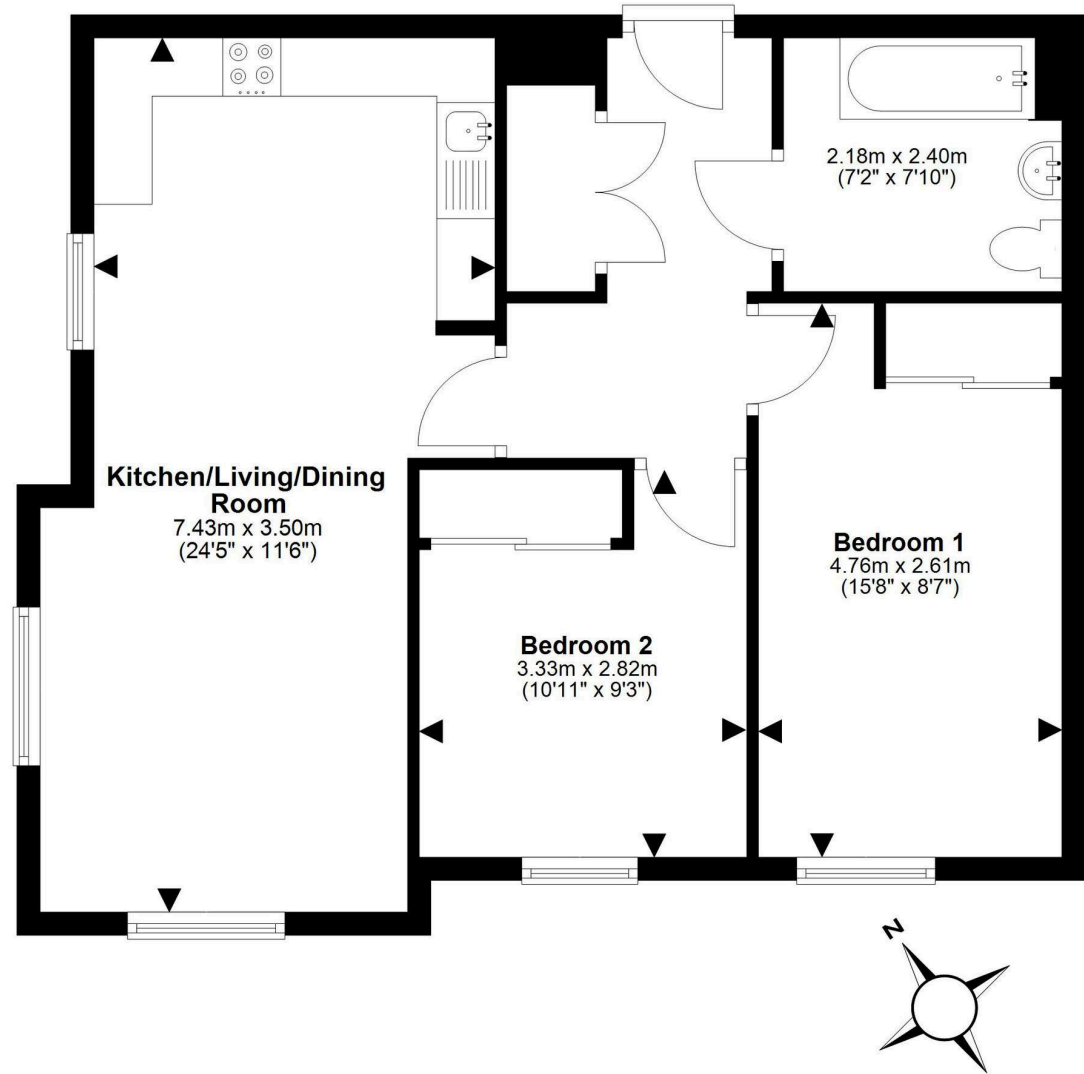


Factoring charges covered by James Gibb approx £70-£100 per month and covers cleaning, gardening, repairs and maintenance.

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 primary 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.