



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


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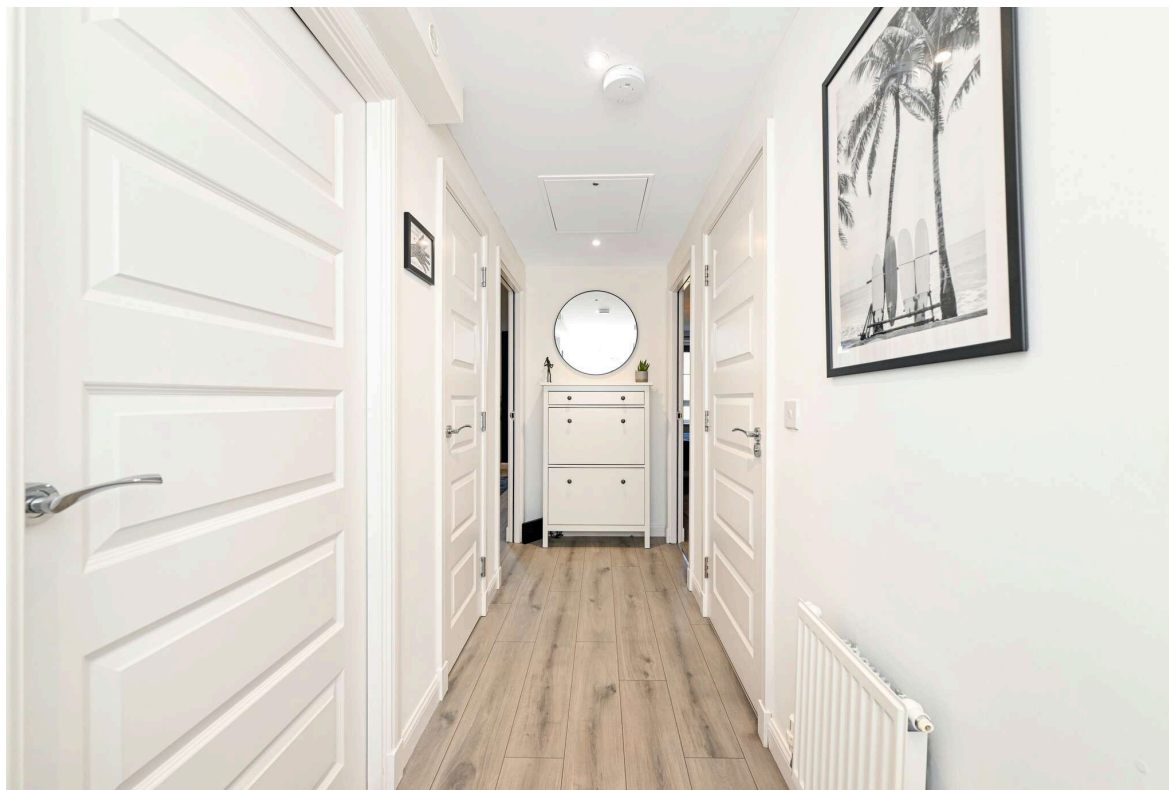
Generous and light filled top floor flat occupying a pleasant, tucked away position and forming part of a sought after modern development superbly situated for easy access to the City Bypass and the excellent choice of amenities at Straiton Retail Park. This beautifully presented property, with a leafy outlook across well kept communal gardens, will appeal to a variety of purchasers from first time buyers to downsizers. A hallway welcomes you to the property and boasts good storage options. The dual aspect living/dining room is bathed in light and has an attractively fitted kitchen area featuring white gloss units and a range of integral appliances. Both bedrooms are good sized doubles and the bathroom has been nicely fitted out with a white suite with mains shower over bath. Further benefits on offer are gas central heating and double glazing, and externally, residents' parking, communal bike shed and well kept landscaped grounds.

- Entrance hallway with fantastic storage
- Open plan living/dining/kitchen fitted with modern units and integrated appliances
- Two double bedrooms
- Bathroom with mains shower over bath
- Gas central heating
- Double glazing
- Security entry phone system
- Loft storage
- Residents' parking
- Communal bike shed
- Landscaped grounds
- Short distance from excellent amenities and transport links

Energy Rating D, Council Tax Band C.

Fees payable to factor, James Gibb, approx. £70 per month

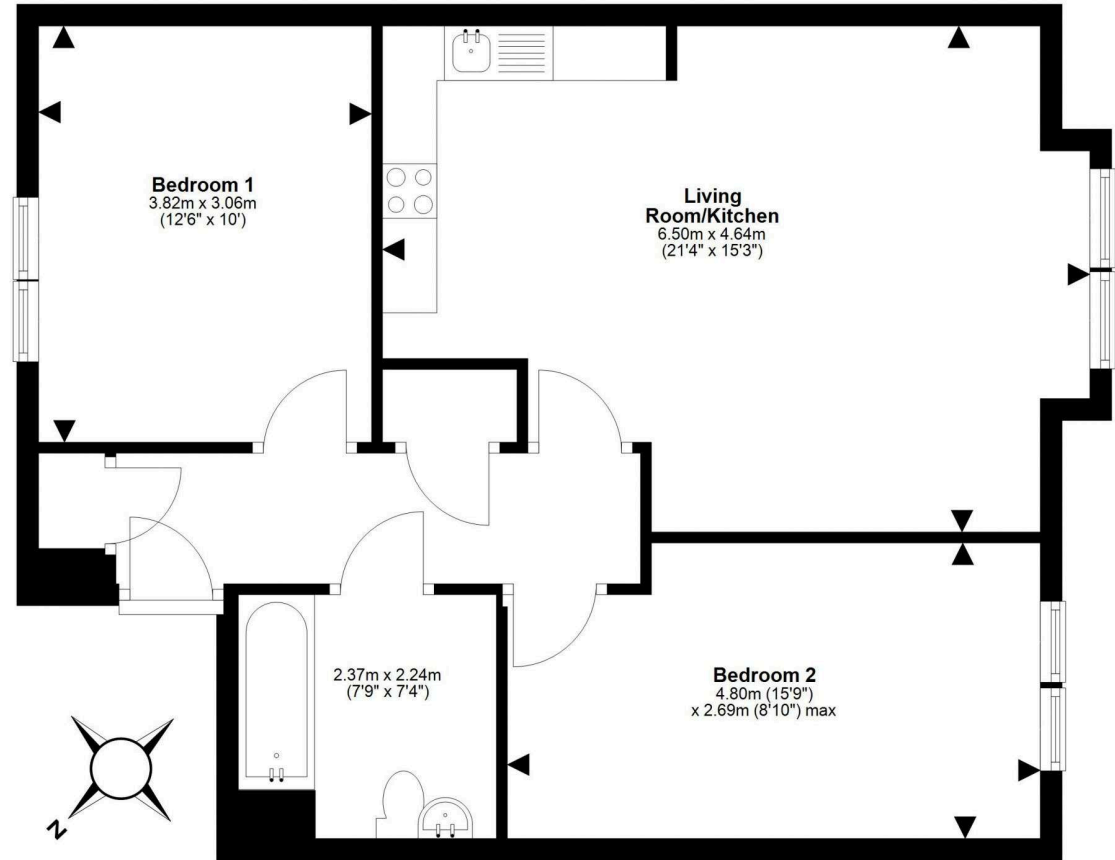
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, curtain poles and curtains and kitchen 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.





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.

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