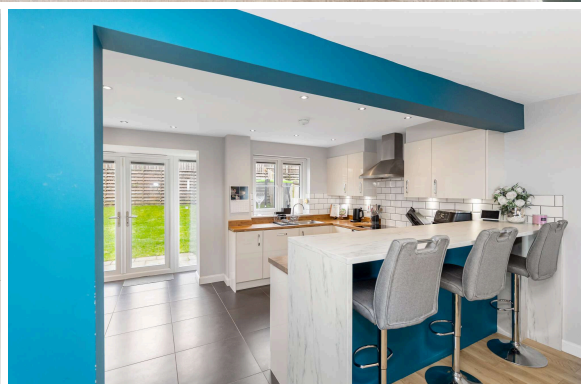




94 Clippens Drive,
BURDIEHOUSE | EDINBURGH | EH17 8TU


warners
solicitors & estate agents





94 Clippens Drive, BURDIEHOUSE | EDINBURGH | EH17 8TU

Warners are delighted to present this immaculately presented four-bedroom detached family home, ideally positioned in the popular residential area of Burdiehouse, south of Edinburgh's city centre.

Beautifully maintained throughout and offering generous, flexible accommodation, this property is perfect for modern family living. Excellent transport links, including easy access to the Edinburgh City Bypass and regular bus services, make travelling across the city effortless.

The heart of the home is the impressive open-plan kitchen/dining room, offering a wonderfully sociable space for everyday living and entertaining. French doors open directly to a large, fully enclosed south-facing rear garden, creating a bright, inviting environment and an ideal area for children, pets, and outdoor dining. A spacious living room, utility room, WC, and integrated storage complete the well-designed ground floor layout.

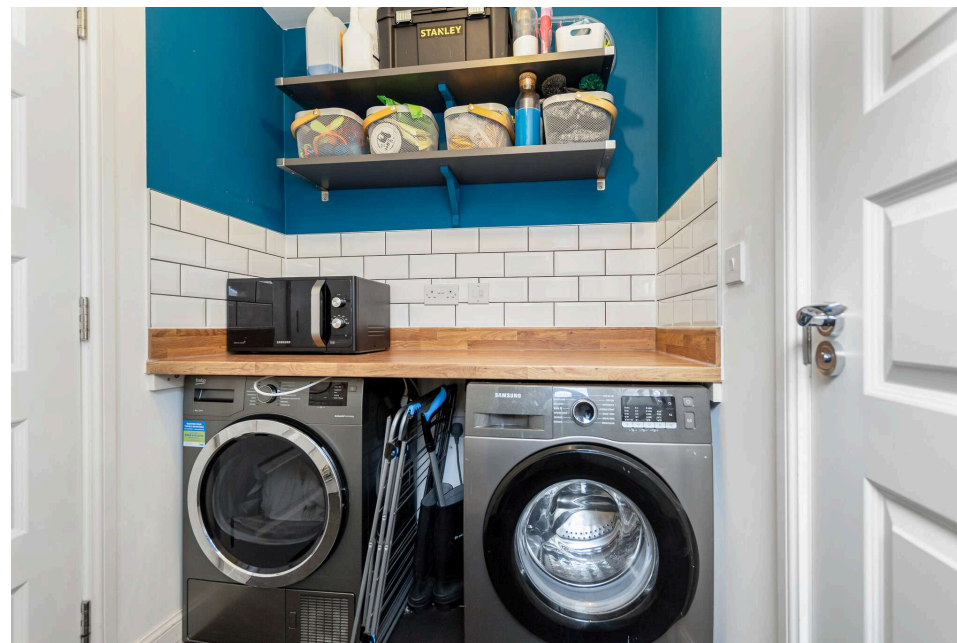
Upstairs, the property boasts four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room. A modern family bathroom and additional storage cupboards ensure convenience and practicality throughout.

To the front, a private driveway provides off-street parking, enhancing the appeal of this superb home.

All blinds, light fittings, wall-mounted TV bracket, oven, hob, dishwasher and fridge/freezer included. EPC Rating B.

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





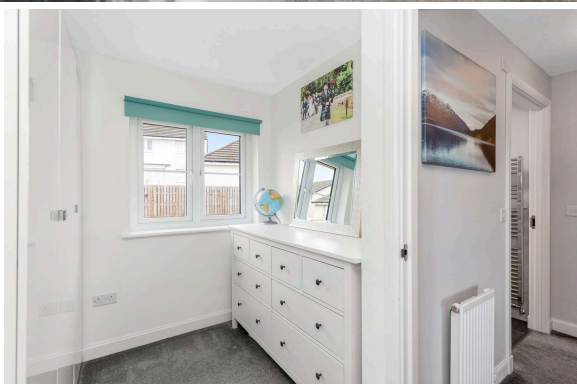
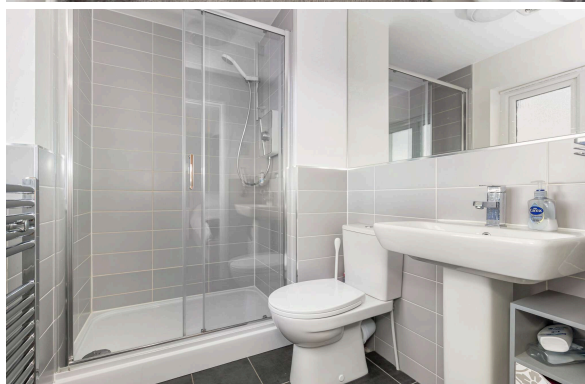
Early viewing is highly recommended to appreciate the quality of finish, excellent layout, and fantastic location this move-in-ready family home has to offer.

- Immaculately presented four-bedroom detached family home
- Spacious open-plan kitchen/dining room ideal for social living
- Large, fully enclosed south-facing rear garden
- Principal bedroom with modern en-suite
- Driveway providing convenient off-street parking
- Excellent location close to the City Bypass and bus links across Edinburgh

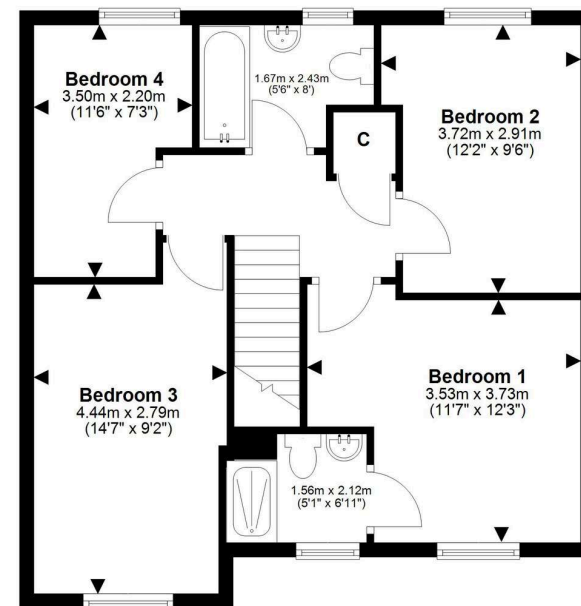
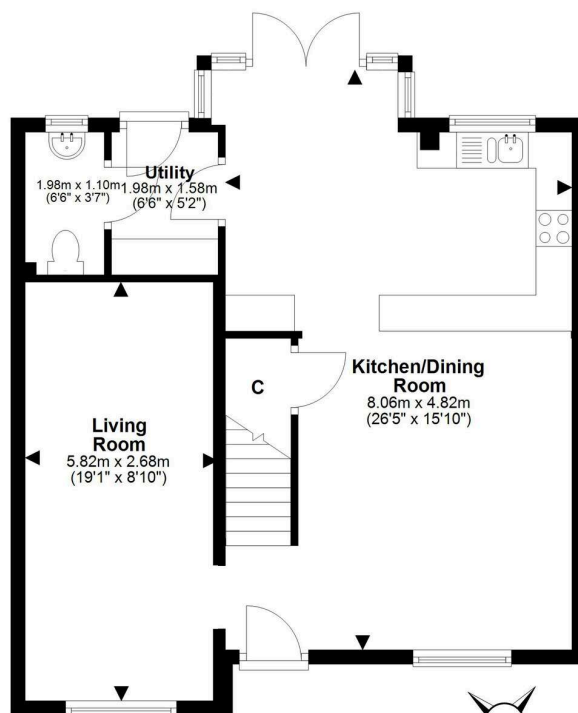
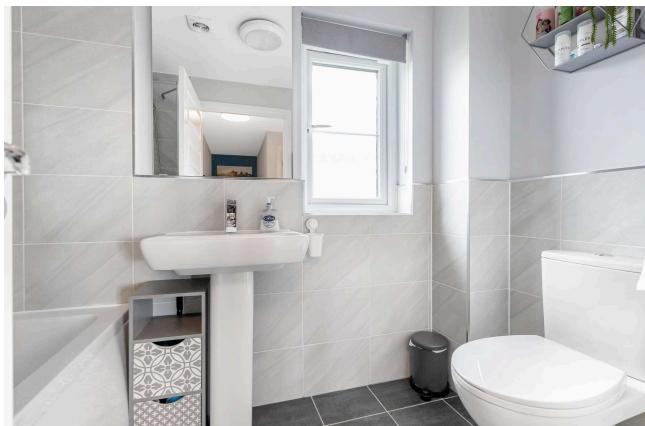


Factoring charges approximately £160 annually which covers general/garden maintenance of the estate, and for maintaining the hedge at the front of the property.

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.